

MOUNT DENNIS PLANNING FRAMEWORK STUDY: CULTURAL HERITAGE RESOURCE ASSESSMENT

FINAL
DECEMBER 3, 2021



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Cover Image: Weston Road looking northwest from north of Hollis Street, 1954 (Toronto Public Library: s1-355a).

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ACKNOWLEDGMENTS

The study team gratefully acknowledges the participation and efforts of the Mount Dennis CHRA Heritage Focus Group (HFG) who provided valuable information relating to the history of the Mount Dennis area as well as specific comments on the Historic Context Statement (Section 5.0). This CHRA was completed under the direction of the Heritage Planning, Urban Design department at the City of Toronto and it has benefited from the review, comments and project management of its staff.

EXECUTIVE SUMMARY

The Mount Dennis Cultural Heritage Resource Assessment (CHRA) was commissioned by the City of Toronto in early 2020 as part of the Mount Dennis Planning Framework Study. The CHRA was led by Common Bond Collective as a subconsultant to Perkins&Will who were the lead consultants for the Mount Dennis Planning Framework Study.

Based on primary and secondary research, field survey, community consultation, analysis and evaluation, the Mount Dennis CHRA recommends the following as properties having heritage potential:

- 8 Arnold Avenue
- Beech Hall Complex¹
- 30 Bertal Road
- 1 Clouston Avenue
- Coronation Park
- 2855 Eglinton Avenue West & 95 Black Creek Drive (Keelesdale Park South)
- 3500 Eglinton Avenue West
- 3650 & 3700 Eglinton Avenue West (Eglinton Flats/Fergy Brown Park)
- 106 Guestville Avenue
- 4 Hollis Street
- 116, 120 & 122 Industry Street
- Jasper / Langden Avenue Complex²
- 1010 Weston Road
- 1012 Weston Road
- 1014 Weston Road

1 2, 4, 6, 8, 10, 10A, 12, 12A, 14 & 14A Humber Boulevard; 15, 15A, 17, 17A, 19, 21, 23 Cordella Avenue

2 11-21, 20-34, 23-33, 35-45, 36-46, 47-57, 48-58 Jasper Avenue & 1-11, 2-8, 10-24, 15-25, 26-32, 27-37, 46-56, 47-57, 59-69 Langden Avenue.

- 1016 Weston Road
- 1030 Weston Road
- 1050 Weston Road
- 1091-1093 Weston Road
- 1161 Weston Road
- 1170 Weston Road
- 1174 Weston Road
- 1250 Weston Road
- 1272 Weston Road

Screening sheets for each of these properties are included in Section 7.0.

In addition, the CHRA makes recommendations for:

- The Revitalization of Weston Road
- Celebrating Indigenous Cultures
- Identification of Worker's Housing in the City of Toronto
- Understanding Public Housing in the City of Toronto
- Properties for Further Research
- Community Access to Research and City Studies

These recommendations are outlined in Section 8.0.

1.0 INTRODUCTION

1.1 CULTURAL HERITAGE RESOURCE ASSESSMENTS

The City of Toronto's Heritage Planning, Urban Design, City Planning Division utilizes Cultural Heritage Resource Assessments (CHRAs) to document an area's history and ensure that properties of potential cultural heritage value or interest are appropriately identified, understood and conserved. This CHRA includes: an explanation of the relevant heritage and planning policy frameworks (Section 2.0); a description of the community consultation process (Section 3.0); the CHRA methodology (Section 4.0); the historic evolution of the Mount Dennis area, the significant themes and prevalent building types (Section 5.0); screening of properties against O. Reg. 9/06 of the *Ontario Heritage Act* (Section 7.0) and recommendations (Section 8.0).

This CHRA has been completed as part of the larger Mount Dennis Planning Framework Study and informs several aspects of that document (see Section 1.2). The CHRA is a stand-alone document and will be included as an appendix to the Planning Framework Study. The CHRA may also be used by Heritage Planning to inform decisions about properties to include on the City of Toronto's Heritage Register.

The Mount Dennis CHRA was completed by Common Bond Collective with the team composed of David Deo (BA, Dipl. Heritage Conservation, CAHP) and Ellen Kowalchuk (MA, CAHP) both partners at Common Bond Collective.

1.2 MOUNT DENNIS PLANNING FRAMEWORK STUDY

The Mount Dennis Planning Framework Study was tasked with reviewing and updating the planning policy framework for the area. The updated policy framework will guide future change and development in Mount Dennis by identifying the appropriate built form, transportation and pedestrian networks, public realm strategy and potential heritage properties. In 2020, the City of Toronto engaged Perkins&Will to prepare the planning framework. Common Bond Collective prepared the Mount Dennis CHRA as a subconsultant to Perkins&Will.

The CHRA was coordinated with and feeds into the Mount Dennis Planning Framework Study in the following ways:

- 1) The Mount Dennis CHRA was coordinated with the engagement strategy for the Mount Dennis Planning Framework Study. Common Bond Collective and Heritage Planning staff attended Technical Advisory Committee (TAC), Local Advisory Committee (LAC) and Community Consultation (CC) meetings. In addition, the CHRA was informed by a Heritage Focus Group (HFG) composed of local historians, heritage experts, representatives of neighbourhood organizations, a local knowledge keeper, experts in the field of Indigenous history and property owners with insight into the area's heritage. Staff from

Perkins&Will and the City of Toronto attended the HFG meetings, as did the local Councillor's office. Heritage Planning staff also conducted a number of one-on-one interviews with local knowledge keepers and cultural communities (see Section 3.2).

- 2) The following Guiding Principles identified in the Planning Framework study relate to the cultural heritage of the CHRA study area:
 - a) Encourage Weston Road's development as Mount Dennis' main street
 - b) Honour the historical and contemporary Indigenous presence in the area
 - c) Celebrate the local Mount Dennis character

All of the Guiding Principles are presented in Chapter 2 of the Mount Dennis Planning Framework Study.

- 3) The following Transformative Moves identified in the Planning Framework Study relate to the cultural heritage of the CHRA study area:
 - a) Revitalize Weston Road
 - b) Celebrate Indigenous Cultures
 - c) Celebrate Black and Afro-Caribbean Cultures

All of the Transformative Moves are presented in Chapter 3 of the Mount Dennis Planning Framework Study.

- 4) Cultural heritage is one of four structuring frameworks in the Mount Dennis Planning Framework Study. The other structuring frameworks are: Land Use & Urban Design; Public Realm & Mobility; and Environment & Infrastructure. The Cultural Heritage Framework is presented in Chapter 4 of the Planning Framework. In addition, cultural heritage informs components of the Land Use & Urban Design and Public Realm structuring frameworks.
- 5) The Planning Framework Study also includes a Stage 1 Archaeological Assessment completed by TMHC Heritage Consulting. The archaeological assessment is described in Section 4.4.3 of the Planning Framework.

1.3 MOUNT DENNIS CHRA STUDY AREA

The Mount Dennis Cultural Heritage Resource Assessment (CHRA) study area was identified by the City of Toronto and is the same as the boundary for the Planning Framework. It is approximately 3.65 square kilometres and located around Weston Road in Toronto's west end, between the Weston and Junction neighbourhoods. It is bounded by: Rockcliffe Boulevard, Jane Street and the Humber River (west); Clouston Avenue (north); the CN Rail line, Trethewey Drive and Black Creek (east); and Humber

Boulevard North and Alliance Avenue (south). The CHRA study area currently includes three properties that are included on the City of Toronto's Heritage Register. These are: St. John's Cemetery on the Humber (145 Clouston Avenue; designated); Scotiabank (1151 Weston Road; listed); and York Civic Centre (2700 Eglinton Avenue West; listed). In addition, archaeological resources have been identified in the TMHC Stage 1 Archaeological Assessment.

The CHRA study area contains a mixture of residential and industrial properties, several large parks, as well as a major healthcare facility. The study area is bisected by Weston Road and the CN Rail line, with Weston Road serving as the study area's main commercial street. Other major thoroughfares include Jane Street, Eglinton Avenue West, Trethewey Drive and Black Creek Drive. To the west of Weston Road, the study area is characterized by Eglinton Flats Park and residential streets to its north and south. East of Weston Road, residential properties are concentrated in the narrow strip between Weston Road and the CN Rail line. While the area east of the rail line is dominated by industrial uses, it contains two significant local parks: Coronation and Keelesdale.

The study area is notable for its two waterways - the Humber River and Black Creek. The Humber River has its headwaters in the Niagara Escarpment and Oak Ridges Moraine and travels 126 km south to its mouth at Lake Ontario. It was an important travel and trade route for Indigenous people and later the French (see Section 5.2.2). To honour its history and its cultural value, the Humber River was named a Canadian Heritage River in 1999.

Black Creek has been urbanized and portions within the study area have been straightened, channelized and buried. There are semi-naturalized portions and open views of Black Creek at Keelesdale Park. These portions of Black Creek provide a warm water fish habitat, unlike those that have been straightened, channelized or buried on its route to the Humber River.

2.0 HERITAGE AND PLANNING POLICY FRAMEWORK

2.1 ONTARIO HERITAGE ACT³

The *Ontario Heritage Act* (OHA) is the key piece of legislation for the conservation of cultural heritage resources in the province. Among other things, it regulates how municipal councils can identify and protect heritage resources including archaeological sites within their boundaries.

The OHA permits municipal clerks to maintain a register of properties that are of cultural heritage value of interest. The City of Toronto's Heritage Register includes: individual properties that have been designated under Section 29(1) of the OHA; properties in a heritage conservation district designated under Section 41(1) of the OHA; and properties that have not been designated, but that City Council believes to be of cultural heritage value or interest under Subsection 27(1.2) of the OHA.

The OHA includes criteria that are used for determining cultural heritage value or interest (O. Reg. 0/9). These criteria are organized into categories for design or physical, historical or associative and contextual values.⁴

2.1.1 ONTARIO HERITAGE TOOLKIT

The Ontario Heritage Toolkit produced by the Ministry of Heritage, Sport, Tourism and Culture Industries also provides guidance on the inclusion of non-designated properties on a Heritage Register. The Tool Kit provides direction on the purpose of including properties on a heritage register and explains how the Provincial Policy Statement (PPS) and the OHA provide a framework for how listed properties fit within the land use planning system.

2.2 THE PLANNING ACT⁵

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

3 'Ontario Heritage Act,' <https://www.ontario.ca/laws/statute/90o18>

4 O.Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest <https://www.ontario.ca/laws/regulation/060009>

5 'Planning Act,' <https://www.ontario.ca/laws/statute/90p13>

conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and shall be consistent with the Provincial Policy Statement (PPS), both of which position heritage as a key component in supporting key provincial principles and interests.

2.2.1 PROVINCIAL POLICY STATEMENT (2020)⁶

Conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, health and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the *Planning Act*. Cultural heritage resources are considered assets that should be wisely protected and managed as part of planning for future growth under the PPS.

Section 1.7 Long Term Economic Prosperity encourages “a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.” Section 2.6 pertaining to Cultural Heritage and Archaeology states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved (Section 2.6.1).”

2.2.2 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020)⁷

The Growth Plan builds on the PPS 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.

The Growth Plan directs that heritage conservation should be of particular concern in strategic growth areas. The policies of the Growth Plan direct that the objectives of intensification be appropriately reconciled with heritage conservation. Section 4.2.7.2 directs that “Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.”

6 Ontario, ‘Provincial Policy Statement, 2020,’ <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

7 Ontario, ‘A Place to Grow,’ <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

2.3 CITY OF TORONTO OFFICIAL PLAN⁸

2.3.1 HERITAGE POLICIES

The City of Toronto 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. Section 3.1.5 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 livable City that can contribute to other social, cultural, economic and environmental goals of the City."

The heritage policies of the Official Plan not only promote the preservation of important heritage buildings and structures but also the public views of them for the enjoyment of Torontonians. The Official Plan recognizes that "as Toronto continues to grow and intensify this growth must be recognized and balanced with the ongoing conservation of our significant heritage properties, views, natural heritage system, and landscapes."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the *Ontario Heritage Act*, and/or included on the Heritage Register." This includes individual properties that have been designated under Section 29(1) of the OHA; properties in a heritage conservation district designated under Section 41(1) of the OHA; and properties that have not been designated, but that City Council believes to be of cultural heritage value or interest under Subsection 27(1.2) of the OHA.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standard and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 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. Policy 3.1.5.8 indicates that when a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in

⁸ City of Toronto, 'Official Plan,' <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

the conservation, maintenance and compatible adaptive reuse of the property.

Policy 3.1.5.13 states that, in collaboration with First Nations, Métis and the Provincial Government, the City will develop a protocol for matters related to identifying, evaluating and protecting properties and cultural heritage landscapes on the Heritage Register, archaeological sites and artifacts where they may be of interest to First Nations or Métis.

Regarding Cultural Heritage Landscapes, Policy 3.1.5.43 states that “Potential cultural heritage landscapes will be identified and evaluated to determine their significance and cultural heritage values. Significant cultural heritage landscapes will be included on the Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.”

Regarding commemoration, Policy 3.1.5.17 states that “Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged. Additionally, Policy 3.1.5.48 states that “Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged.”

Heritage Impact Assessments (HIAs) are required for development applications that affect designated properties and those included on the Heritage Register. A HIA shall be considered when determining how a heritage property is to be conserved.

2.3.2 GROWTH STRATEGY AND LAND USE DESIGNATIONS

The City of Toronto Official Plan through its growth strategy and land use designations supports and complements the PPS and the Growth Plan. It provides a comprehensive policy framework to direct and manage physical, social and economic change. The Official Plan encourages population and employment growth, recognizing that directing growth to appropriate areas is critical to Toronto's future. Chapter Two sets out the growth management strategy to guide reurbanization and direct job and population growth to certain "growth" areas shown on Map 2, Urban Structure, including the Avenues. The Official Plan also sets out a policy framework that ensures the City will meet its population and employment targets by directing growth to the City's priority growth areas while protecting the City's stable areas.

The north end of Mount Dennis is identified as an Avenue along the frontage of Weston Road from Eglinton Avenue West north to Jane Street and east and west of Weston

Road on Eglinton Avenue West as shown on Map 2 – Urban Structure in the Official Plan. The land use designations in Mount Dennis include: *Neighbourhoods*; *Apartment Neighbourhoods*; *Mixed Use Areas*; *Employment Areas*; *Parks*; and *Other Open Space* as shown on Map 14 - Land Use in the Official Plan. The Official Plan identifies lands designated *Mixed Use Areas* and *Employment Areas* as anticipated areas of growth and intensification that is appropriate to the context of the area and while providing a transition between areas of different development intensity, scale and use.

Areas designated *Apartment Neighbourhoods* and *Neighbourhoods* are not areas where significant growth is intended, however, compatible infill development or development that reinforces the existing character of a *Neighbourhood* may be permitted within these designations provided it adequately addresses specific development criteria as per the Official Plan.

2.4 MOUNT DENNIS PLANNING FRAMEWORK STUDY

The former City of York Official Plan recognized the Mount Dennis community through a Secondary Plan to guide growth and development in the area. The objective of the Mount Dennis Secondary Plan was to enhance the image and identity of the community through revitalization efforts that would improve the physical, economic and socio/cultural aspects of life. The intent was to create a focus for Mount Dennis in the vicinity of Weston Road and Eglinton Avenue West based on public facility and infrastructure improvements which would express the heritage and community feeling of the former village. After amalgamation, the Secondary Plan policies were consolidated and condensed into several Site and Area Specific Policies (SASP) in the City of Toronto Official Plan. Given the number of SASPs that apply to Mount Dennis and the development of the Eglinton West LRT, the City of Toronto initiated a comprehensive review of the planning framework for the area.

The Mount Dennis Planning Framework Study is a multi-disciplinary review conducted as a comprehensive and integrated planning study. The study is led by City Planning staff and conducted by an external consulting team (Perkins&Will) with the direction and assistance of City staff. The Perkins&Will consultant team includes expertise in land use planning, urban design, transportation planning, heritage, community services and facilities, public engagement and servicing infrastructure. This CHRA is part of the Planning Framework Study in order to identify, understand and conserve the cultural heritage resources. The CHRA study area is the same as that Planning Framework Study boundary.

3.0 COMMUNITY CONSULTATION

Community consultation for the Mount Dennis CHRA was integrated into the engagement strategy for the Mount Dennis Planning Framework Study, which saw a variety of input and feedback from the Indigenous community, stakeholders (including the Heritage Focus Group) and the public. The engagement strategy included three meetings with the Indigenous community; two Heritage Focus Group (HFG) meetings; three Local Advisory Committee (LAC) meetings; four Community Consultation (CC) meetings as well as interviews with local knowledge keepers. The heritage related comments from all the community consultation activities were taken into consideration by Common Bond Collective when conducting the site review and screening for heritage potential.

3.1 HERITAGE FOCUS GROUP

Heritage Focus Groups (HFG) are advisory in nature and the Mount Dennis CHRA HFG was composed of local historians, heritage experts, representatives of neighbourhood organizations, a local knowledge keeper, experts in the field of Indigenous history and property owners with insight into the area's history. As a result of the ongoing COVID-19 pandemic, the HFG meetings were held virtually through Zoom.

The first HFG meeting was held on February 23, 2021 and its purpose was to gain an understanding of the historical development of the CHRA study area, including its social and community values. HFG members were provided the draft Historic Context Statement and presentation prior to the meeting. After the presentation by City Planning Staff and Common Bond Collective, Perkins&Will facilitated a roundtable discussion about the CHRA in general and the draft Historic Context Statement in particular. HFG members were invited to provide verbal comments at the meeting and/or written comments following the meeting. A meeting summary was completed by the consultant team and is provided in Appendix A.

The second HFG meeting was held on September 23, 2021 and its main purpose was to seek input on the preliminary findings of heritage survey, other preliminary recommendations for cultural heritage and to gain an understanding of specific properties of interest to the community. City Planning Staff provided an update on the CHRA including results of engagement and explained how the CHRA recommendations will inform the Planning Framework Study. Common Bond Collective presented a recap of the historical evolution of the Mount Dennis CHRA study area and then presented the preliminary findings. This included a discussion of building types in the CHRA study area, the properties identified for further research and recommendations for other studies including a Cultural Heritage Landscape Study of the Humber River (see Section 8.0 Recommendations).

Regarding the properties undergoing further research, the HFG was asked specifically if they had further information about 160 Guestville Avenue and 1435 Weston Road

(Irving Tissue). Feedback about these properties was provided verbally at the meeting and in subsequent emails. The HFG was also asked if there were other properties that should be considered. The Scott Funeral Home was mentioned and the collection of buildings, including the houses and Baptist Church, around Cordella, Louvain and Humber Boulevard was mentioned as a possible Heritage Conservation District (HCD). HFG members were invited to provide verbal comments at the meeting and/or written comments following the meeting. A meeting summary was completed by the consultant team and is provided in Appendix A.

3.2 LOCAL ADVISORY COMMITTEE AND COMMUNITY MEETINGS

Common Bond Collective attended the Local Advisory Committee (LAC) meeting on November 10, 2021 and Community Meetings on March 18, 2021 and November 16, 2021 to record participant's comments about places of importance to them within the CHRA study area.⁹

At the Community Consultation meeting on March 18, 2021, Perkins&Will provided a project update and then participants broke into discussion groups around the study themes. Pertaining to the heritage theme, participants were asked which sites, landscapes, people and organizations represent the culture and community of Mount Dennis. Responses included the Weston Road streetscape as a main street composed of small storefronts, places of worship and restaurants.

At the LAC meeting on November 10, 2021, Perkins&Will presented the draft planning framework and recommendations. This included the Cultural Heritage Framework and examples of heritage potential properties. There was support for conserving the former Fire Hall (4 Hollis Street) and the Mount Dennis Baptist Church (1272 Weston Road).

Perkins&Will presented the draft planning framework and recommendations including the Cultural Heritage Framework at Community Meeting #4 on November 16, 2021. The participants then broke into discussion groups. No substantive comments related to heritage were recorded.

Additionally, an interactive map allowed the public to identify places of importance to them.¹⁰ Regarding heritage properties, the public was asked what places have heritage value such as historic industrial buildings, home of a prominent early resident, or a heritage landscape with significance to Indigenous peoples. Responses included the importance of the Humber River to Indigenous peoples, 8 Arnold Avenue as a historic farmhouse, the row of buildings along Weston Road between Eglinton and Black Creek,

⁹ Recordings of these meetings are available upon request through the Picture Mount Dennis Planning Framework Study website <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/mount-dennis-planning-framework-study/>

¹⁰ The map is available at <https://toronto.mysocialpinpoint.ca/cp-mount-dennis-planning-framework-study/map#/>

particularly their angled orientation to Weston, Kodak Building #9, the Legion, as well as several parks and places of worship.

Regarding intangible heritage, the public was asked what traditions, rituals, knowledge and practices they valued and should be recognized. Responses included the importance of Indigenous knowledge of and connection to the natural environment especially the Humber River and Carrying Place Trail and the cultural diversity of the area particularly the African, Caribbean and Latin American communities.

3.3 INDIGENOUS AND CULTURAL COMMUNITIES

At the first HFG meeting, members noted the need for more engagement, in particular with Indigenous and cultural communities.

In July and August 2021, three Indigenous Engagement Sessions were held. These were facilitated by Cambium Indigenous Professional Services along with Perkins & Will. Two sessions were held with the urban Indigenous Community (July 13, 2021 and August 17, 2021) and one session held with the youth urban Indigenous Community (August 18, 2021). Heritage Planning staff attended the meeting on July 13, 2021. At that session, members were asked several questions including areas being used for ceremonies and other cultural events in the Mount Dennis study area. Members identified the Humber River Lodge site, Coronation Park and the area behind 2700 Eglinton Avenue. Additionally, the summary of Indigenous history in the Historic Context Statement (Section 5.2.2) has been updated based on information from and interviews with Indigenous historian and ancestral knowledge keeper, Philip Cote, and by the Mississaugas of the Credit First Nation.

Between August and November 2021, Heritage Planning staff conducted one-on-one interviews with local knowledge keepers to deepen the understanding of how properties and landscapes in the CHRA study area might be valued due to their relationship with a particular community. Questions included: the cultural communities they have knowledge about; the most important things about the history of those communities in the area; and specific properties that are of special importance to these communities. Responses included:

- the importance of the Humber River to Indigenous people;
- recognition of the Carrying Place Trail;
- the diversity of the area including African and Caribbean communities and restaurants catering to these communities;
- the history of the Vietnamese community in the area;
- the importance of Kodak Building #9 in relating the working class and manufacturing history of Mount Dennis;
- long-standing businesses and organizations such as the Scotiabank and Legion;

- importance of greenspaces and parks, especially as they support activities for cultural communities such as providing a cricket pitch
- the historic role of market gardens and connection to contemporary urban gardens; and
- the role that churches and businesses play as informal community hubs.

Interviewees were invited to participate in HFG#2 on September 23, 2021 and two were able to attend the meeting.

4.0 METHODOLOGY

The CHRA began with an in-depth review of primary and secondary sources including aerial photographs, fire insurance plans, topographic and historic maps, historic images and demographic data.¹¹ A detailed list of sources is provided in Section 10.0 Sources. After developing an understanding of the historical evolution of the CHRA study area, Common Bond Collective conducted site visits on June 4, 2020, September 23, 2020, October 8, 2020 and October 10, 2020 to review and photograph the entire CHRA study area and adjacencies.

Based on the primary and secondary research as well as the site visits, Common Bond Collective then drafted a Historic Context Statement (HCS) of the CHRA study area which identified the significant themes, periods of development and the existing built form (Section 5.0). The draft HCS was reviewed by Heritage Planning, revised by the consultant, circulated to the Heritage Focus Group and then presented at the first HFG meeting on February 23, 2021. Verbal and written comments were received from the group and incorporated into the revised HCS.

Based on the site visits, research, and feedback from the first HFG meeting, properties with the potential to meet one or more criteria in O. Reg. 9/06 of the *Ontario Heritage Act* (OHA) were flagged and identified. This exercise generated an initial list of 148 properties, flagged for their potential to demonstrate cultural heritage value. The list was reviewed by Heritage Planning in conjunction with their own findings. Together, 86 properties¹² were identified for further research as they had the strongest potential to meet one or more criteria. Those that did not meet this threshold were removed from the list. The 86 properties identified for further research were presented to the Heritage Focus Group (HFG) on September 23, 2021 (see Section 3.1).¹³

These 86 properties were either subject to site-specific research and screened against the O. Reg. 9/06 criteria, or considered for further research by Heritage Planning. Site-specific research involved using aerial photographs, fire insurance plans, city directories and local newspapers to identify a date of construction, previous addresses, dates of additions/modifications as well as persons and organizations associated with the site.¹⁴ Screenings were completed based on fieldwork, the themes and periods of development identified in the Historic Context Statement and the site-specific research. The screenings indicate which criteria the property met as well as a rationale for why the property met, or did not meet the criteria. Properties screened to meet the criteria are referred to as heritage potential properties for the purposes of the CHRA

¹¹ These sources were consulted online due to COVID 19 restrictions.

¹² Sometimes a single site comprises numerous properties, such as the Beech Hall Cooperative which consists of 17 individual properties. The 86 properties for further research correspond to 58 distinct sites.

¹³ An additional four properties were included as heritage potential properties due to the identification of heritage potential in previous reports and studies.

¹⁴ Assessment rolls and building permits were not readily available due to COVID-19 restrictions.

(see Section 7.1). Examples of heritage potential properties were drafted, reviewed by Heritage Planning and then presented at the Local Advisory Committee and Community Meeting on November 10, 2021 and November 16, 2021 respectively.

Sites considered for further research by Heritage Planning were those whose potential heritage value(s) could not be fully explored within the scope of the CHRA. These include schools, places of worship and railway infrastructure (see Section 8.6).

5.0 HISTORIC CONTEXT OF THE MOUNT DENNIS CHRA STUDY AREA

This section provides an understanding of how and why the contemporary form and character of the study area developed. It describes the historical evolution of the study area, including the identification of periods of development as well as themes and building types associated with each period. This information enriches our understanding of the contexts in which the significance of cultural heritage resources can be understood, and relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

5.1 THEMES

Themes related to the evolution and development of the Mount Dennis Planning Framework Study Area were developed for the CHRA through research, analysis as well as consultation with City Planning staff and the Heritage Focus Group. The themes and sub-themes were used to organize information in Section 5.2 Historic Context Statement. The themes provided a broad organizing structure with the sub-themes providing a greater level of specificity.

Theme	Theme Description	Sub-themes
Natural Environment	This theme relates to the ways in which the natural environment has shaped the study area.	<ul style="list-style-type: none"> • Topography • Water Courses
Indigenous People and Practices	This theme relates to the ways in which Indigenous People have shaped and used the study area.	<ul style="list-style-type: none"> • Land Use • Transportation Routes • Treaty 13
Urban Environment	This theme relates to the ways the urban environment has been shaped in the study area. This includes informal and formal processes as well as those conducted by local and regional levels of government.	<ul style="list-style-type: none"> • Settlement • Land Division and Subdivision • Residential Development

Theme	Theme Description	Sub-themes
Transportation & Infrastructure Networks	This theme relates to transportation and infrastructure networks developed by private and public entities and how they have shaped the study area.	<ul style="list-style-type: none"> • Early Roads • Railways • Commuter Transit
Economic Activity	This theme relates to the major economic activities within the study area.	<ul style="list-style-type: none"> • Industry & Manufacturing • Commerce
Governance & Civic Administration	This theme relates to the entities responsible for governance and civic administration within the study area.	<ul style="list-style-type: none"> • York Township (1793-1961) • Borough of York (1961-1983) • City of York (1983-1998) • Metropolitan Toronto (1953-1998) • City of Toronto (1998-present)
Civic Institutions	This theme relates to the institutions created by governments in the study area for the benefit of the community.	<ul style="list-style-type: none"> • Education • Parks and Recreation • Healthcare • Public Safety • Public Housing
Community & Culture	This theme relates to the development of community and cultural life and how the study area has been shaped by a diversity of groups, clubs and organizations.	<ul style="list-style-type: none"> • Places of Worship • Lodges & Halls • Cultural Communities

5.2 HISTORIC CONTEXT STATEMENT

This section provides a high-level account of the historical evolution of the Mount Dennis CHRA study area. It is organized in seven parts based on the following periods of development:

- Natural Environment
- Indigenous People and Practices
- 1790 to 1890 - European Settlement
- 1890 to 1953 - Village of Mount Dennis
- 1953 to 1970 - York Township and Metropolitan Toronto
- 1970 to 1998 - New Opportunities
- 1998 to Present - City of Toronto

5.2.1 NATURAL ENVIRONMENT

Rivers, Valleys & Landforms

Geological conditions have played a profound role in shaping the history and growth of the Mount Dennis area. About 13,000 years ago, the study area lay beneath the waters of the ancient Lake Iroquois - the glacial lake preceding Lake Ontario. Lake Iroquois' water levels were about 30 metres higher than the present Lake Ontario and boasted a larger shoreline. The ancient lake contributed to the area's sand, clay and gravel deposits. As the glaciers retreated meltwaters carved deep grooves in the study area's landscape, ultimately creating the Humber River to the west and its tributary Black Creek to the east.

The valleys and floodplains forged by the Humber River and Black Creek have helped define the area's distinctive topography, characterized by a number of high points sometimes set dramatically against floodplains or valleys below. These conditions shaped how humans travelled through and dwelt in the area for thousands of years.

5.2.2 INDIGENOUS PEOPLE AND PRACTICES

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.¹⁵ 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,

¹⁵ With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book : the voice of the Ojibway*. (Indian Country Press, 1985), 26.

and ceremonies. Long-distance trade moved valuable resources across the land.

After corn was introduced to Southern Ontario, possibly as early as 2300 years ago, horticulture began to supplement food sources. Between 1300-1450 years ago, villages focused on growing food appeared in the Toronto area and 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 sea shells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.¹⁶

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated 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 factors¹⁷, 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 Seneca Nation, a member of the Haudenosaunee Confederacy, then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

The Haudenosaunee Confederacy left their villages in the Toronto area in the late 1680s, in part due to French military pressure and due to military losses to the Anishinaabe peoples of the Upper Great Lakes, joined in the Three Fires confederacy.¹⁸ A part of the Three Fires, the Mississaugas moved after 1690 into the vast vacated territory which included the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Mississaugas continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, 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.¹⁹

16 Information drawn from various Archaeology reports, including "Stage 1 Archaeological Resource Assessment of the Frank Faubert Woodlot Park Improvements, 165 Borough Drive", prepared by ASI (17 May 2021).

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

18 Warrick, Gary. "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province*. (McGill-Queens University Press, 2013), 74.

19 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." ND.

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). While the Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold or owned exclusively by individuals, 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.

Indigenous Settlement Sites in the Study Area

As of March 2021, there were 8 registered archaeological sites within 1 km of the study related to Indigenous peoples. Two archaeological sites are directly within the study area, and both centre around the Eglinton Avenue and Weston Road area. One site, interpreted as a cold-weather hunting camp dating from 4500 to 5500 years ago, was fully excavated and cleared for redevelopment in 2014. The other is a village site dating from 350 to 1000 years ago. Poorly documented in the 1960s, it is unlikely that the site remains intact.²⁰

Travel Routes

An important Indigenous trail commonly referred to now as the Toronto Carrying Place passes through the study area's west side. It was part of an inland route that connected Lake Ontario to the upper Great Lakes via the Humber and Holland rivers to Lake Simcoe and then Georgian Bay. The Toronto Carrying Place trail comprised the long, overland portage routes between navigable sections of the Humber and Holland rivers. It generally followed along the top of the river valley to avoid steep rises or falls in the land.

²⁰ Timmins Martelle Heritage Consultants, p.8, 11.

Part of a continental Indigenous transportation network, the Carrying Place trail also served Indigenous communities travelling locally between villages and harvesting or hunting grounds. In the 1670s, Haudenosaunee villages were established at the Lake Ontario terminus of the Rouge and Humber rivers. The village on the Humber took the strategic site now known as Baby Point, and was an Onondawahgah (Seneca) settlement named Teiaiagon. The Humber route then appears to have taken on primary importance - over other portage routes following the Don and Rouge rivers - for European travel and trade. French explorers used the Humber trail in the 1680s as a shortcut from Lake Ontario to the Upper Great Lakes.

In the 1690s, the Mississaugas replaced the Haudenosaunee in the area, calling the Humber River Kabechenong meaning 'gathering place to tie up'. The French chose the Humber Carrying Place trail as the location for their first trading post in the Toronto area c.1720, and when they built a second post near the mouth of the Humber in 1750.

When the British began acquiring land for settlement following the American War of Independence, the trail and its shortcut to the Upper Great Lakes was a major impetus for the original Toronto Purchase in 1787 and the establishment of what is now the City of Toronto in 1793. In that year, Upper Canada Lieutenant-Governor John Graves Simcoe travelled the Toronto Carrying Place trail to assess its suitability as a military route. Contemporary accounts suggest the party (including surveyor Augustus Jones) stopped for lunch in the vicinity of Mount Dennis. Although the precise route of the Toronto Carrying Place is unknown, Jones' records suggest the trail crossed Eglinton Avenue several hundred metres west of Jane Street near present Emmet Avenue.²¹ In the end Simcoe chose to establish Yonge Street as a major military road to the north, and the Toronto Carrying Place trail lost its strategic importance to the British. Portions of the trail, however, may have been widened into roads by settlers, including the portion of Weston Road that runs through Mount Dennis and Weston.

5.2.3 1790 TO 1890 - EUROPEAN SETTLEMENT

Early Land Ownership

Following negotiation of the Toronto Purchase, the British Parliament created Upper Canada and appointed John Graves Simcoe Lieutenant-Governor. Upper Canada was divided into a series of counties and further into townships composed of lots. York Township was created within York County in 1793 and surveyed into farm lots 200 acres in size, except where truncated by rivers or other boundaries.

The study area covers portions of nine different farm lots,²² as well as concession road allowances corresponding to present day Eglinton Avenue and Jane Street (Figure

21 Glenn Turner, *The Toronto Carrying Place: Rediscovering Toronto's Most Ancient Trail*, (Toronto: Dundurn Press, 2015), 140-141.

22 The nine York Township lots are: Lots 1, 2 & 3 Concession V West of Yonge Street; Lots 1, 2 & 3 Concession IV West of Yonge Street; and Lots 38, 39 & 40 Concession III From the Bay.

2). The six lots north of the Eglinton Avenue allowance were patented by the Crown between 1796 and 1801, three decades earlier than those to the south.

John Dennis (born 1758; died 1832) was a loyalist shipbuilder who relocated from Philadelphia following the American War of Independence. He was the patentee of Lot 1 on Concessions IV and V in 1801 and acquired Lot 2 of Concessions IV and V in 1816. Lot 38, Concession III was patented to Joseph Dennis (born 1789; died 1867) in 1850, who also acquired the east half of Lot 39 in 1853. His son John Stoughton Dennis (born 1820; died 1885) acquired both halves of Lot 40 the following year.²³ The Dennis family farmed the land around their Buttonwood homestead, and operated several milling operations.

Thus by the 1850s six and a half of the study area's nine farm lots had been consolidated by the Dennis family, from whom Mount Dennis takes its name. Of the remaining lots, the partial half lot was owned by farmer Robert Marshall, and the Denisons owned two as part of their broader holdings. John Denison (born 1755; died 1824) acquired Lot 3 of Concessions IV and V in 1804, along with at least two other farm lots further north that would comprise the Denison's Black Creek Farm. It was around this time the Denison family established a burial ground at the northwest corner of the study area.

Economic Activity

York Township was incorporated as a municipality in 1850, by which time milling operations along the Humber were a major economic driver in the vicinity. Early communities related to milling include Weston and Woodbridge north of the study area, and Lambton to the south. These settlements relied on continuous trade with Toronto, and Weston Road emerged as an important route connecting them. In 1841 the Weston Road Company commenced planking the route from Dundas Street through Weston, Thistletown, Clairville and Coleraine, completing 18 miles within five years. The serpentine route adhered to expedience and topography rather than the county survey grid (Figure 3). Weston Road represents the second major transportation route to pass through the study area after the Toronto Carrying Place trail, and may have utilized a portion of the trail north of Clouston Ave.²⁴ In 1856 the Grand Trunk Railway (GTR) line between Toronto and Guelph opened, passing through Mount Dennis just east of Weston Road.²⁵ In 1871 the Toronto Grey & Bruce Railway line opened adjacent to the GTR line.

Despite the growth in surrounding locales, the study area remained rural in nature into

²³ Farm Lots 39 and 40 of Concession III were originally patented in the 1830s and 1840s respectively.

²⁴ A parkette at Clouston Avenue and Weston Road contains a plaque suggesting the ancient trail passed nearby. The 1911 discovery of an Indigenous burial site south of Lawrence Avenue has led archaeologist Dr. Shaun J. Austin to believe Weston Road between Wilby Crescent and Rectory Road corresponds to the route of the ancient trail. See Turner, 151-152.

²⁵ Christopher Andrae, *Lines of Country: An Atlas of Railway and Waterway History in Canada* (Erin: Boston Mills Press, 1996), p. 18.

the late-19th century. Agriculture, milling and pottery / brickmaking dominated the local economy, with most activity organized about Weston Road or the Humber River. The Dennis family established a sawmill in the study area on the Humber's east bank sometime after 1801, which purportedly prospered between 1850 and its destruction in 1878.²⁶ The 1851 map shows most of the study area as forested, and an 1867 military plan notes 'Pasture in Valley' within the Humber River valley immediately south.²⁷ Forest clearings correspond to Weston Road south of Eglinton Avenue and lands associated with the Dennis homestead, and the Robert Marshall farm. Known as Buttonwood, the Dennis homestead (demolished c.1967) was built c.1852 near the present Emmett Avenue and had farmlands further north (Figure 4).²⁸ The Marshall farm complex can be seen on an 1868 military reconnaissance plan²⁹, which shows another farm complex to the north, and several collections of buildings immediately east of Weston Road (Figure 5). The 1878 County Atlas and census records relate these clusters to the Brown family whose pottery business took advantage of the area's rich clay deposits (Figure 6).

The reconnaissance plan also shows that Eglinton Avenue had been improved as far west as Weston by 1868, effectively forming the area's first major crossroad. The first subdivision plan in the study area was registered in 1865 north of Eglinton Avenue between Jane Street and GTR tracks but failed to attract development. A subsequent wave of plans registered between 1885 and 1892 on lands between Jane and the GTR tracks. This surge was likely intended to capitalize on the rapid growth of West Toronto Junction about a kilometer south on Weston Road, where land prices had risen dramatically with the concentration of new industrial facilities outside Toronto's borders. Speculation in the Junction reached a fever pitch before crashing in the early 1890s however, at which point Mount Dennis also saw a cessation in plans registered. Despite landowners' anticipation of growth, by the early 1890s Mount Dennis remained an agrarian locality of several hundred people, with an agriculture and resource-based economy.

5.2.4 1890 TO 1953 - VILLAGE OF MOUNT DENNIS

Neighbourhood Development

By the end of the 19th century the study area was primed for development with numerous subdivision plans centred around Weston Road and Eglinton Avenue establishing early block patterns (Figure 7). Three maps from 1890 identify the subdivisions as 'Mount Dennis', referencing the area's topography and early landowners. These maps represent the earliest formal use of the name for the nascent

26 The Board of Education for the City of York, *City of York: A Local History*.

27 H.J.W. Gehle, Lt. R.E., *Sketch Sheets of a Reconnaissance in the County of York, Township of Etobicoke, between the Humber & Etobicoke Rivers, N. of Dundas Street*. October 16, 1867. Accessed at: <http://oldtorontomaps.blogspot.com/2013/09/1868-hassard-gehle-reconnaissance.html>

28 Verso of 1954 photograph at Toronto Reference Library: T 33286.

29 The 1861 census lists a one-storey log dwelling for Robert Marshall, suggesting a precursor to the current brick farmhouse associated with the farm.

village.

In 1891 York Township created School Section No. 28 Mount Dennis and built the Dennis Avenue School. Designed by West Toronto Junction architect James Ellis, the original \$7,000 brick structure boasted two rooms and a bell tower.³⁰ That same year the Mount Dennis post office was established in a brick store on the east side of Weston Road north of Eglinton Avenue. The building was owned by postmaster George Marshall, whose brick farmhouse at 8 Arnold Avenue (extant) hosted school classes until the construction of the Dennis Avenue School.³¹ By 1894 electric railway streetcar service reached the area, through an extension to the Toronto Suburban Railway (TSR) line from Keele and St. Clair streets to just south of Weston.

Residential growth around Mount Dennis was slow through the 1890s, but picked up during the following decade. Civic Transportation Committee estimates from 1915 suggest study area growth was stagnant between 1889 and 1899, but grew from 300 to 400 people by 1904, and to 500 by 1909.³² The early 1910s saw a surge in population that rose to an estimated 1,750 by 1914, with at least 31 new subdivision plans registered between 1908 and 1915.

A 1909 topographic plan shows masonry and wood buildings primarily concentrated along the length of Weston Road and subdivisions between Eglinton and Lambton avenues (Figure 8). The plan makes clear the degree to which topography constrained early development, and also identifies the Eglinton Flats floodplain as marshland. Fire Insurance Plans include no detail for areas north of Eglinton Avenue, but several Civic Transportation Committee maps approximate the built extents by 1914 (Figure 9).

South of Eglinton Avenue development comprised a combination of speculative and owner-built houses, with brick dwellings concentrated closer to Weston Road (Figure 10). York Township lacked the building codes and tax rates that drove up housing costs in more urbanized localities, and working families were attracted by the prospect of affordable home ownership.³³

Several churches served the growing community, including Mount Dennis Methodist Church which was renamed Pearen Memorial Church (demolished 1960) and Church of the Good Shepherd (extant; built c.1915).³⁴ Dennis Avenue School was expanded by six rooms in 1908,³⁵ and the ten room Bala Avenue School was built in 1913 (Figures

30 John C. Boylen, *York Township, an Historical Summary, 1850-1954*. (Toronto: Municipal Corporation of the Township of York and Board of Education of the Township of York, 1954), p. 98, 101.

31 Boylen, p. 103.

32 *Report to the Civic Transportation Committee on Radial Railway Entrances and Rapid Transit for the City of Toronto, 1915, Volume II. Plans*. Plans 4 & 4a.

33 Richard Harris, *Unplanned Suburbs Toronto's American Tragedy 1900-1950*. (Baltimore: The Johns Hopkins University Press, 1996), p. 157-8.

34 TOBuilt, https://www.acotoronto.ca/show_building.php?BuildingID=7183

35 TOBuilt https://www.acotoronto.ca/show_building.php?BuildingID=11557

11 & 12).³⁶ Commercial development by 1914 was characterized by sporadic mid-block businesses, with Weston Road's main street fabric yet to be built (Figure 13).

Economic Activity

Mount Dennis' economic activities remained agricultural and resource based into the 1910s. Unlike other emerging localities like West Toronto Junction, the growth of Mount Dennis was not precipitated by a wave of new industrial operations. Major operations at the time included lumber and coal yards, brickyards, potteries and asphalt roofing operations.³⁷

Among the agricultural operations was an impressive model farm built by entrepreneur William Griffiths Trethewey (born 1865; died 1926), who discovered a major silver deposit in Cobalt, Ontario in 1904. After selling his mining interests and making his fortune, Trethewey purchased property in the study area between the railway corridor and Black Creek, establishing the Trethewey Model Farms (see Figure 8). Agricultural production began in 1907 with an emphasis on tomatoes which were canned at a factory on site. Trethewey believed that "Ontario is destined to grow all the canned vegetables for the rest of Canada and that the canning industry in this province is in its infancy." As a member of the Weston Board of Trade and the Ontario Motor League, Trethewey advocated for better roads to improve travel time to markets in Toronto and thus reduce the cost of farm products for consumers.

By the mid-1910s Mount Dennis had successfully attracted some larger industrial operations east of the railways - Kodak Canada and Canadian Nitro-Products. Construction of Kodak Canada's state-of-the-art facility (built 1917; demolished 2005 with the exception of Building #9) commenced in 1914 northeast of Eglinton Avenue and the rail line (Figure 14), and the Canadian Nitro-Products plant (built 1916; destroyed by fire in 1922) was built at Ray Avenue and Industry Street.

Weston Sanatorium

The Toronto Free Hospital for the Consumptive Poor (currently West Park Healthcare Centre) opened in 1904 when William J. Gage purchased the 40 acre Buttonwood Farm on the Humber River, for a specialized hospital to treat people with tuberculosis. After the existing stone house was enlarged and a wooden pavilion erected, the hospital was ready to receive patients (Figure 15). By 1909 children were being treated at the hospital and a school was established to ensure they continued to receive an education. In 1912 the main medical building opened (Kathleen Honorah Prittie Building; demolished 1999). In 1913, the Queen Mary Hospital for Tuberculous Children opened (demolished 1974) (Figure 16). It was the only hospital in the world devoted to the treatment of children with the disease. In 1924, the hospital changed its name to The Toronto Hospital for Consumptives, but was more commonly known in the community as The

³⁶ Boylen, p. 104, 128.

³⁷ *City of York: A Local History*, p. 157.

Weston Sanatorium or Weston Hospital. In 1933, the Surgical Building opened and became the new home for most surgical procedures (A.E. Ames Building; demolished c.1980). This was followed by the opening of the E.L. Ruddy Building in 1938, which increased the hospital's total bed count to 650.

Neighbourhood Development & Economic Activity Following the War

Mount Dennis grew steadily following the First World War as York continued evolving from a rural township. In the 1920s the area attracted residents who were employed in the heavily industrialized West Toronto Junction. Growth was also fuelled by local employers, with half of Kodak's employees residing in Mount Dennis by 1928.³⁸ By that same year the population had grown to 9,878.

In spite of urbanization trends, locals rejected independence from York Township via municipal incorporation by a narrow margin in a 1923 referendum. Many residents had been attracted to the area by low taxes and regulations in the first place, and feared the additional costs associated with municipal incorporation.³⁹ Nonetheless new institutions and services accompanied the community's growth. The Dennis Avenue School was expanded again in 1919, the Mount Dennis Fire Hall building was built in 1921 (Figures 17 & 18), and a private library was established in 1923 (succeeded by a public library in 1928). Additional churches built by 1924 include Chalmers United Church (extant; built c.1924; later additions; now Iglesia Ni Cristo), Our Lady of Victory (built c.1924; replaced 1939) and Mount Dennis Baptist Church (extant; built 1923).

The 1931 topographic plan approximated the contemporary residential build out, which is focused on subdivisions off Weston Road between Jane Street and Lambton Avenue (Figure 19). Residential streets were heavily constrained by the railway tracks to the east and the topography of the river valleys. Eglinton Avenue and Jane Street had been extended west and south to meet in the Humber River floodplain by 1921, but did not continue past each other. The 1924 Fire Insurance Plan shows a higher proportion of brick dwellings than in 1913, and a patchwork of mixed-use buildings and other businesses on Weston Road south of Eglinton Avenue (Figure 20).⁴⁰

In 1925, Trethewey paved a road through his property between Eglinton Avenue at Keele Street and Jane Street at Denison Avenue, naming it Holmsted Drive (see Figure 19). In 1926, he turned the road (renamed Trethewey Drive in his honour) and four acres of parkland in the Black Creek valley over to the Township of York. The lands between Trethewey Drive and the railway corridor were reserved for industrial sites, desperately needed in the township to provide an additional tax base. Within three years the Dominion Bridge Company had joined Firstbrook Boxes Limited and Ferranti Electric

³⁸ Harris, p. 71-72, 75.

³⁹ Boylen, p. 51.

⁴⁰ Fire Insurance Plans up to 1923 provide no detail for the area north of Eglinton Avenue.

Limited as large industries developing the lands (Figure 21).⁴¹ Thus by 1930 a major land-use pattern characterizing the study area had been established, with lands east of the rail corridor assuming industrial uses. Access to the area from Weston Road was provided by the Ray Avenue subway (underpass) in 1929.

Despite consistent neighbourhood and industrial growth through the 1920s, development remained concentrated within the study area. Industrial sites were focused between Eglinton Avenue, Industry Street and the rail corridor, whereas residential growth branched off of Weston Road, and on streets south of Eglinton Avenue (Figure 22). Beyond these built-up areas the study area remained markedly rural in nature (Figure 23). In 1929 York Township contracted the TTC to operate the electric railway streetcar between the city limits and Weston, though riders still had to pay a separate fare.⁴²

York Township was placed under provincial administration in 1933 due to fiscal hardships brought on by the depression, though prosperity returned during the Second World War and autonomy was restored in 1941.⁴³ Roseland Bus Lines established its Roselands service connecting Mount Dennis with Toronto's Junction neighbourhood in 1942. It originally ran north from Keele and Dundas streets to Weston Road before turning west on Lambton Avenue to the Roseland area west of Jane Street.⁴⁴ Keelesdale Park was created shortly after York's Parks Department was established in 1946, and in 1950 a new municipal building was opened in Coronation Park.

The study area's evolution through the 1930s and 1940s led to the built form and land uses observed on the 1947 aerial photograph (Figure 24). Lands east of the rail corridor comprise both valley lands and industrial uses, and are only accessible to the west via Ray and Eglinton avenues. Neighbourhood development is still constrained by topography and generally oriented about Weston Road (Figure 25). Weston Road's main street character is strongest between Denarda Street and Lambton Avenue, though still intermittent in character. The Humber River floodplain is being used for agriculture and market gardens, west of which is the Buttonwood Estate. The expanded campus of West Part (then known as the Weston Hospital) is at the western end of Buttonwood Avenue. A scrapyard and parks are seen at the north end, east of the Denison cemetery. By this point Jane Street is still unbuilt between Eglinton and Lambton avenues, and Eglinton continues west of Jane Street but stops well short of the Humber River.

By the early 1950s the Black Creek valley lands at the south of the study area were

41 "Expect Dominion Bridge Co. Will Move to Mount Dennis," *Toronto Daily Star* (1900-1971); Aug 16, 1929; p. 4.

42 'Mapping Toronto's street railways in the TTC era (1921-2016),' Sean Marshall. <https://seanmarshall.ca/2017/01/11/mapping-torontos-street-railways-in-the-ttc-era-1921-2016/>

43 Boylen, p. 67, 79.

44 Raymond L. Kennedy, "Roseland Bus Lines," *Old Time Trains*. <http://www.trainweb.org/oldtimetrains/Toronto/IBL/roseland.htm>

slowly being developed. A section of the Black Creek itself had been channelized southwest of Weston Road sometime between 1931 and 1942. In 1950 a substantial hill east of Cliff Street was re-graded and effectively removed (Figures 26 & 27). Portions of Cordella Avenue and Humber Boulevard North were two of the earlier streets in this area. The Beech Hall Apartments were completed on these streets in 1952 to provide low cost senior's housing by the York Township Housing Company (Figure 28). Comprising sixteen two-storey brick buildings each with eight suites, the project was financed through a \$575,00 CMHC mortgage as well as a provincial grant. Billy Beech was the MLA and former Reeve and Mr. F. W. Hall was the Reeve. The Norman C. McEachren Recreation Hall (completed c.1954) cost \$23,000 and was financed through a grant of the Community Halls Act, \$5000 by the Township and contributions from citizens. Norman C. McEachren was the project contractor.

5.2.5 1953 TO 1970 - YORK TOWNSHIP AND METROPOLITAN TORONTO

Governance and Civic Administration

York Township had been decreasing in area since its establishment in 1793 due to several areas which separated and incorporated as their own municipalities. By the early 1950s, it was only a fraction of its original size, extending from Bathurst Street to the Humber River and from St. Clair Avenue to Lawrence Avenue. Nonetheless, the York Township Municipal Offices were constructed (2700 Eglinton Avenue West; completed 1950-2 with additions 1960, 1962, 1974; Shore & Moffat) and the adjacent Coronation Park dedicated in 1953.

On April 15, 1953, York Township became one of thirteen municipalities in the new Municipality of Metropolitan Toronto. Created as a regional government by the Province of Ontario, this new form of upper tier government was required to address the rapid suburban expansion that occurred after the Second World War. While local municipalities were to maintain their individual identities and responsibility for detailed planning control, Metropolitan Toronto became responsible for many large scale infrastructure projects and initiatives including water supply and purification, storm and sanitary sewers, basic education costs, public transportation, major road networks and regional parks.⁴⁵

Within the study area, the influence of Metropolitan Toronto can be seen in the establishment of a regional parks system following Hurricane Hazel. On October 15, 1954, Hurricane Hazel damaged several houses in Eglinton Flats (Figure 29) and washed away several houses on Raymore Drive (outside study area) killing more than 30 people. As a result, low lying areas on the Humber River were taken over by the Metropolitan Toronto and formed an important part of Toronto's nascent regional parks system. As outlined in Metropolitan Toronto's 1965 Official Plan, the valley lands were taken into public ownership for conservation purposes to be used for a variety of active

⁴⁵ Metropolitan Toronto Council. *The Municipality of Metropolitan Toronto 1953-1963: 10 Years of Progress* (Thorn Press, 1963), p. 2 and 47.

and passive recreational activities. Together with the Toronto Islands and the waterfront parks, these lands would form the basic regional public park system of the metropolitan area.⁴⁶

Metropolitan Toronto also assumed responsibility for a 440 km road network which within the study area included Jane Street, Eglinton Avenue and Weston Road. Between 1953 and 1963 several major road improvements were completed. These included the extension of Jane Street between Lambton and Eglinton avenues in 1954 (Figure 30), the pavement widening of Jane Street between Lambton and Lawrence avenues and the resurfacing of Eglinton Avenue, which terminated at Jane Street. In addition, Jane Street underwent a railway grade separation in 1961 which required construction of a substantial bridge across the railway corridor. In 1966, Eglinton Avenue was widened at the intersection of Weston Road, necessitating relocation of the Scotiabank building slightly to the east and demolition of Pearen Memorial United Church.

In 1967, the Township of York and the neighbouring Town of Weston amalgamated and incorporated as the Borough of York.

Neighbourhood Development

In 1953, the population of York Township was 100,463 increasing by 26% over the next ten years to 126,511.⁴⁷ During this period, 7,328 residential dwellings were constructed in York Township of which 382 (5%) were single family dwellings and 6,946 (95%) were multiple family dwellings, indicating a shift from owned to rented properties.⁴⁸ Within the study area, this included a significant development along Jasper and Langden avenues composed of sixteen, two-storey duplexes constructed in the early 1950s. They were constructed by the Toronto Metropolitan Home Builders' Association to demonstrate how private builders could construct affordable housing. The units initially rented for \$55-\$60 (Figure 31).⁴⁹ By 1969, the first high rise towers on Emmett Avenue were completed. The towers at 55 and 65 Emmett Avenue were located on a narrow piece of high ground just north of the lands previously used as market gardens. This portion of Emmett Avenue had just been completed and provided access to Eglinton Avenue.

Notable community and civic buildings constructed during this period included the Royal Canadian Legion Branch (1050 Weston Road, completed c.1953), the artificial ice rink and arena now known as Chris Tonks Arena⁵⁰ (Keelesdale Park, completed c.1953 and c.1956), Frank Oke Secondary School (500 Alliance Avenue, completed 1959) and

46 Metropolitan Planning Board, *Official Plan of the Metropolitan Toronto Planning Area*, December 1965, p. 1.

47 *The Municipality of Metro Toronto 1953-1963*, p. 11.

48 *The Municipality of Metro Toronto 1953-1963*, p. 11.

49 "Maximum of \$250 Set for Fully Serviced Lot in Housing Development," *Globe & Mail*, September 24, 1953, p. 5.

50 Chris Tonks was York Township Deputy Reeve and Frank Oke was a member of the S.S. No. 28 Board as well as Chairman of the Public School and Collegiate Institute Boards.

the Fire Station on Lambton Avenue which replaced an early fire station on the site (6 Lambton Avenue/Toronto Fire Station 421, completed 1959, addition unknown). These buildings are all extant.

Economic Activity

During this period, industry continued along both sides of Weston Road, particularly in the vicinity of Jane Street. This included long established sites such as the Irving Tissue complex at 1435 Weston Road. Gradually, industry expanded to the area between the railway corridor and Trethewey Drive - notably along Industry Street and Alliance Avenue. By 1970, properties along Industry Street were almost completely built out and Todd Baylis Boulevard constructed, providing access to both Trethewey Drive and Eglinton Avenue (Figure 32). Another industrial area emerged along Alliance Avenue in the early 1960s on the site of a former gravel/sand pit. The buildings along Industry Street and Alliance Avenue were characterized by low rise, rectangular structures oriented towards the street, an indication of the increasing importance of trucking to the transportation of goods (Figure 33).

5.2.6 1970 TO 1998 - NEW OPPORTUNITIES

Governance and Civic Administrative

In 1983, the Borough of York became the City of York (incorporated June 10, 1983). Metropolitan Toronto was composed of the City of Toronto and the Boroughs of York, Scarborough, East York, North York and Etobicoke.

Neighbourhood Development

Eglinton Avenue terminated just west of Jane Street until 1971, when it was extended over the Humber River and connected to Richview Sideroad, giving the road its current configuration. This was followed by the construction of two more towers on Emmett Avenue - 85 Emmett Avenue in 1971 and 75 Emmett Avenue in 1975 (Figure 34). To the south of these, the former market gardens lands surrounding the intersection of Eglinton Avenue and Jane Street were gradually turned into public recreational space including the Scarlett Woods Golf Course in 1974 (outside study area) and recreational amenities at Eglinton Flats (tennis courts) and Fergy Brown parks (pavilion and playing fields) in the early 1980s.⁵¹

Apartment tower construction also continued with the towers on Denarda Street (30 Denarda Street, completed 1983; Edward I. Richmond, architect)⁵² and Oxford Drive (15 Oxford Drive, completed 1983) completed on former industrial properties adjacent to the railway corridor. In 1986, the William A. Vilano Building (3561 Eglinton Avenue West, just west of Weston Road) was completed. Construction of the apartment tower

51 Eglinton Flats refers to the northeast, northwest and southeast corners of Eglinton Avenue West and Jane Street (all within the study area). The park on the northeast corner was subsequently renamed in honour of Fergy Brown, the former Mayor of York.

52 TOBuilt https://www.acotoronto.ca/show_building.php?BuildingID=469

was a first of its kind initiative between the International Ladies Garment Workers' Union and the Toronto Dress and Sportswear Manufacturer's Guild, to build affordable housing for garment workers. The 140 unit building was financed through the Canada Mortgage and Housing Corporation and provided 75 percent of tenants below market rates. A non-profit corporation with representation from the union and management was established to administer the building, which was named in honour of William Villano, Union Manager.⁵³ The tower to its southeast at 3559 Eglinton Avenue West was completed in 1987 by Ronto Development Corporation.

A major residential redevelopment occurred in the late 1980s when the 38 acre Levy Auto Parts scrap yard on Weston Road was redeveloped by Cresford Developments and named Charlton Settlement. The property extended from Weston Road to the Humber Valley and included residential dwellings, an apartment tower and Portage Trail Community School (completed 1999, Mills & Associates Ltd)⁵⁴ as well as parkland. The privately owned greenspace on Weston Road between Dora Spencer Road and Sidney Belsey Crescent was approved for commercial development in the late 1980s but has yet to see construction commence.⁵⁵

Other notable projects completed during this period included the Mount Dennis Library (1123 Weston Road, completed 1983, Moffet & Duncan Architects Inc.);⁵⁶ the 12 Division Police Station (200 Trethewey Drive, completed c.1988) and York Humber High School (100 Emmett Avenue, completed 1992, Nowski Partners Architects).⁵⁷ These buildings are all extant.

Weston Sanatorium

In the early 1970s, the Weston Sanatorium ceased to function as a tuberculosis hospital and became a hospital dedicated to the treatment of chronic diseases called The Toronto Hospital, Weston. In 1976, the name changed to West Park Hospital. In 1980, the hospital's Main Building and the Dorothy Macham Day Hospital were opened and the Ames Building (completed 1938) demolished. In 1986, the Gage Transitional Living Centre/Gage Building opened.

Transportation and Infrastructure Networks

This time period continued to see significant transportation and infrastructure projects in the study area including completion of Black Creek Drive between Jane Street and Weston Road in 1982. It was constructed by the Province of Ontario as an extension of Highway 400 and transferred to Metropolitan Toronto in 1983. Weston Road was widened south of the Black Creek to accommodate the increased flow of traffic.

53 TOBuilt https://www.acotoronto.ca/show_building.php?BuildingID=596 and Sandro Contenta, "Garment Companies, Union Build Housing for Workers," *Toronto Star*, March 24, 1985, p. A16.

54 TOBuilt https://www.acotoronto.ca/show_building.php?BuildingID=8421

55 Mount Dennis Community Association Newsletter, Issue 16, Spring 2018, p. 4.

56 TOBuilt https://www.acotoronto.ca/show_building.php?BuildingID=6870

57 TOBuilt https://www.acotoronto.ca/show_building.php?BuildingID=8508

5.2.7 1998 TO PRESENT - CITY OF TORONTO

Governance and Civic Administration

In 1998, the City of York became part of the amalgamated City of Toronto and the York Civic Centre converted to the Toronto West Courthouse.

*Community and Culture*⁵⁸

By the late 1990s, immigration was creating an increasingly diverse cultural community in the study area with the number of immigrants and visible minorities in the Mount Dennis and Rockcliffe-Smythe neighbourhoods higher than other neighbourhoods in Toronto.⁵⁹ In 1996 in the Mount Dennis neighbourhood the largest groups of recent immigrants were those from Somalia, Jamaica and Poland while in 2001 they were from Jamaica, Korea and the Philippines. Within the Rockcliffe-Smythe neighbourhood the largest groups of recent immigrants in 1996 were those from Vietnam, Guyana and Trinidad and Tobago and by 2001 the top 3 groups were from Trinidad and Tobago, India and Vietnam.

This diversity continues to characterize the study area and is illustrated in the list of cultural communities by population:

	2001		2016	
	Mount Dennis⁶⁰	Rockcliffe-Smythe⁶¹	Mount Dennis⁶²	Rockcliffe-Smythe⁶³
1	Canadian (1655)	Portuguese (3065)	Jamaican (1515)	Portuguese (4335)
2	Jamaican (1380)	Canadian (2715)	Portuguese (1470)	Canadian (2095)
3	English (1260)	English (2090)	Canadian (1420)	English (1915)
4	Italian (825)	Italian (1465)	Filipino (840)	Italian (1555)
5	Portuguese (795)	Scottish (1290)	English (770)	Irish (1370)
6	Irish (705)	Vietnamese (1290)	Italian (670)	Scottish (1245)
7	Vietnamese (650)	Irish (1270)	Vietnamese (650)	Vietnamese (1240)
8	Scottish (640)	Chinese (1225)	Irish (535)	Jamaican (1170)
9	Chinese (570)	East Indian (1220)	Other African (510)	Filipino (860)
10	East Indian (555)	Jamaican (1115)	Scottish (485)	Chinese (820)

58 For a summary of interviews with local knowledge keepers associated with cultural communities, see Section 3.3 of the CHRA.

59 The study area is composed of the following neighborhoods: Mount Dennis (115), Rockcliffe-Smythe (111) and Beechborough-Greenbrook (112).

60 [Mount Dennis Social Profile, 2001, "Top 10 Ethnic Origins \(Ancestry\)," p. 3.](#)

61 [Rockcliffe-Smythe Social Profile, 2001, "Top 10 Ethnic Origins \(Ancestry\)," p. 3.](#)

62 [Mount Dennis Neighbourhood Profile, 2016, "Ethnocultural Diversity," p. 17.](#)

63 [Rockcliffe-Smythe Neighbourhood Profile, 2016, "Ethnocultural Diversity," p. 17.](#)

This cultural diversity is reflected in the businesses in the area, particularly those along Weston Road. In 2013, there were 26 hair salons and barber shops along Weston Road between Lambton Avenue and Jane Street - the highest concentration in Ontario. This stretch of Weston Road became known as ‘Salon Corridor’ and became important to a number of cultural communities: “The shops along Weston Road are as multicultural as the community itself; people travel from Brampton, Mississauga and further for the hair services being offered and also to partake in the social environment that exists on Weston Road.”⁶⁴ This diversity can also be seen in restaurants and grocery stores along Weston Road that cater to cultural communities (Figure 35).

Economic Activity

Mount Dennis suffered a significant blow in 2005 when Kodak shut down its operations and sold the property. However, two major infrastructure projects are currently underway in the study area - the Eglinton Crosstown Light Rapid Transit (LRT) line and West Park Healthcare Centre. The Eglinton Crosstown is a 19 km transit route between Kennedy TTC Station (east) and Mount Dennis (west). The line will have 25 stations including the Mount Dennis Station at Eglinton Avenue West and Weston Road which will incorporate the historic Kodak Employees Building. The line will be owned by Metrolinx and operated by the Toronto Transit Commission. The West Park Healthcare Centre involves construction of a six-storey, 300 bed hospital building. This required demolition of the Main and Gage buildings. As the Prittie Building was demolished in 1999, this leaves the E.L. Ruddy Building (completed 1938) as the remaining historic building on the site.

Several other major complexes/buildings have been recently completed including: the No Frills (25 Photography Drive, opened 2006); the TTC Mount Dennis Garage (121 Industry Street, completed 2008); the York Recreation Centre (115 Black Creek Drive, completed 2016, Perkins&Will) located at the corner of Black Creek Drive and Eglinton Avenue, a short distance from the future Mount Dennis LRT Station; the Eglinton Maintenance and Storage Facility (85 Industry Street, completed 2018) located near the Crosstown LRT’s western terminus on lands formerly occupied by Kodak’s Toronto campus and the Canada Post Ray Avenue Depot (66 Ray Avenue, completed c.2013).

5.3 BUILDING TYPES

The Mount Dennis CHRA study area is composed of a variety of building types including residential, commercial and institutional that reflect the area’s history as an industrial community.

The following list of building types is based on those identified in City of Toronto’s West Queen West, Danforth Avenue and King Parliament background planning reports as well as building types identified in the West Toronto Junction Historic Context Statement (all completed in 2020), and Bloor Street Study CHRA (completed in

⁶⁴ Mount Dennis Community Association Newsletter, Winter-Spring 2013, p. 2.

2021). The list identifies: building types that are prevalent in the CHRA study area; and other building types that are found in the CHRA study area, but occur less frequently. In addition, two property types are included: Recreation and Transportation & Infrastructure. These types are often linked to larger networks that are important to understanding the built form evolution of the CHRA study area.

The building types are used to categorize buildings and aid in the identification of heritage resources.

Building Types	
Commercial	
Prevalent Building Types	<ul style="list-style-type: none"> • Main Street Commercial Row
Other Building Types	<ul style="list-style-type: none"> • Main Street Commercial Block • Retail - Single and Multiple Tenant • Bank
Residential	
Prevalent Building Types	<ul style="list-style-type: none"> • Pre-War Apartment • Post-War Apartment • House-Form - Detached • House Form - Semi-Detached • Apartment Tower • Infill Townhouses
Other Building Types	<ul style="list-style-type: none"> • Ontario House / Ontario Cottage • Terrace • Tower in the Park
Industrial	
Prevalent Building Types	<ul style="list-style-type: none"> • Warehouse / Factory
Other Building Types	<ul style="list-style-type: none"> • Multipurpose Industrial Buildings
Institutional	
Prevalent Building Types	<ul style="list-style-type: none"> • Schools • Places of Worship • Healthcare
Other Building Types	<ul style="list-style-type: none"> • Fire & Police Stations • Libraries • Cemetery • Lodges & Halls • Civic Administration

Building Types	
Recreation	
Prevalent Types	<ul style="list-style-type: none"> • Parks & Playgrounds • Recreational Trails
Other Types	<ul style="list-style-type: none"> • Community Centres & Arenas
Transportation & Infrastructure	
Prevalent Types	<ul style="list-style-type: none"> • Rail networks
Other Types	<ul style="list-style-type: none"> • Bridges & Culverts

6.0 SUMMARY OF HISTORIC CONTEXT OF THE STUDY AREA

This section includes a very brief summary of the historical evolution of the study area, and identifies the historic contexts and their built-form characteristics that remain extant within it.

6.1 DESCRIPTION OF STUDY AREA

Evolution of the study area's existing built forms dates to colonial surveys in the late 18th century, but its topography and water courses have shaped human activity in the area for a much longer time. As a result of the periods of development and historic themes discussed in the Historic Context Statement, the study area contains a combination of landscapes and built features - floodplains, valleys, streets, railway lines, industrial buildings, residences and mixed use commercial buildings - that together can be understood as a former industrial community near the confluence of two river valleys.

Principal Organizing Features

Human activity in the study area has long been driven and constrained by the area's water courses and hilly topography. The valleys and floodplains related to the Humber River and Black Creek have helped define the area's distinctive topography, characterized by a number of high points sometimes set dramatically against floodplains or valleys below.

For centuries at least the ancient Toronto Carrying Place portage route passed near to the Humber River through the western portion of the study area. Most recently used by the Huron-Wendat, Haudenosaunee, and Mississauga peoples, the trail fell into disuse when colonial authorities opened other routes to the north. Authorities also surveyed the landscape as York Township, establishing right of ways for concession roads that would become Jane Street and Eglinton Avenue West in the coming decades.

As European settlers established milling operations along the Humber River, Weston Road emerged by the 1840s as an important route connecting the City of Toronto with settlements to the northwest. Weston Road was ambivalent to the colonial survey grid, adhering instead to expedience and topography. The railways were established midway through the 19th century, parallel but slightly east of Weston Road. The Grand Trunk Railway (GTR) line opened in 1856, followed in 1871 by the Toronto, Grey and Bruce Railway (TGBR). The river valleys, Weston Road, concession roads, and railway corridor are the principal organizing features of the study area's existing built form.

Early Residential Areas

The original residential areas are generally located between Jane Street and the railways, and also include several streets off Jane Street south of Weston Road and

along Buttonwood Avenue. A number of subdivision plans were registered in the study area between the 1880s and early 1890s between Jane Street and the railways. Generally oriented about Weston Road and adhering to topographical constraints, these helped establish the general street and block patterns that would characterize residential development. By the 1910s a more conventional grid had developed west of Guestville Avenue and south of Lambton Avenue.

Most of the existing built form of the original residential areas developed in the first half of the 20th century, when neighbourhood growth and several major industrial and institutional developments helped establish Mount Dennis as a distinct industrial settlement. Buildings include a mixture of residential (primarily semi-detached and detached) and institutional (schools, places of worship and fire stations) types.

Many of the residential buildings reflect traits of worker's housing, tying them to nearby industrial development. Residential buildings are typically modest, one- and two-storey structures employing vernacular styles. House designs vary widely, and include small groups, and long sections of repeated designs, reflecting both developer and owner-built housing types (Figure 36). Particularly large sections of repeated designs are found between Weston Road and the railway corridor on Mahoney Avenue, Rutherford Avenue, and Victoria Boulevard.

Development along Weston Road

Weston Road cuts through the original residential areas, serving as the major thoroughfare and key organizing principle for adjacent streets. Being diagonal to the conventional street grid, certain blocks intersect it at acute and obtuse angles. Some buildings are set parallel to the street, while others are slightly askew, or uniquely situated on corner lots (Figure 37).

Much of Weston Road's existing built form developed in the first half of the 20th century, alongside concurrent residential and industrial development. Weston Road between Jane Street and Lambton Avenue is characterized by a diversity of building types, many of which have historically served as the community's commercial, institutional and service amenities. In this way it has a historic functional relationship to the surrounding residential areas.

Weston Road's built form varies in consistency within the study area. Long stretches of consistent Main Street Commercial buildings are most common between Denarda Street and Lambton Avenue on the north side, and between Glenvalley Drive and Eglinton Avenue West on the south side (Figure 38). These sections are defined by fine-grained buildings with unbroken street walls, normally two storeys tall with minimal setbacks. They employ vernacular Edwardian and interwar design motifs of varying complexity. The remaining sections are defined by a residential or light industrial character with sporadic commercial or institutional uses, or by a heterogeneous mixture of building types and a varied character. Residential buildings generally employ

vernacular designs, whereas the Gothic Revival style is employed by several places of worship.

Industrial Areas

The establishment of major industrial employers throughout the 20th century supported the corresponding development of Weston Road and the nearby residential areas. In the mid-1910s Kodak Canada and Canadian Nitro-Products built facilities on the east side of the railway corridor, on former agricultural lands north of Eglinton Avenue West. In the 1920s a larger area around these sites (bound on the northeast by Trethewey Drive) was reserved for industrial sites by the township. The area developed with industrial sites into the 1980s, creating a clearly defined industrial zone within the study area. The area is characterized by substantial sites with large manufacturing and warehouse buildings. Most buildings in the area date from the 1950s and later, reflecting contemporary design motifs including streamline moderne, mid-century modern and international style elements (see Figure 33).

A nearby industrial area emerged at the triangular area north of Jane Street and Weston Road with the establishment of a National Cellulose of Canada facility south of Clouston Avenue c.1940. Numerous independent industrial facilities were built to the south into the 1960s, but have subsequently been consolidated into a large complex.

West Park Campus

In 1904 the Toronto Free Hospital for the Consumptive Poor (currently West Park Healthcare Centre) was opened on former farmlands overlooking the Humber River. The site grew steadily through the 1930s, developing into a healthcare campus with multiple buildings and pavilions set in landscaped grounds. The West Park campus has continued to evolve into the 21st century as a modern healthcare facility. Contextually, the site is somewhat isolated and not integrated into Mount Dennis' urban fabric.

Post-War Development

The study area continued to mature following the Second World War with several affordable housing sites developments, a number of large residential towers, and ongoing infill development. In the mid-1950s several affordable housing developments were built in the study area's southeast. These included low-rent apartments built by the Toronto Metropolitan Home Builders' Association on Jasper and Langdon avenues, and the Beech Hall Cooperative providing low cost senior's housing built between Cordella Avenue and Humber Boulevard North. The resulting built form creates a repetitive streetscape on Jasper and Langdon avenues (see Figure 31), and an interruption to the conventional residential streetscape on Cordella Avenue and Humber Boulevard North.

A number of high-rise slab towers were built in the study area between the late 1960s and early 1980s (see Figure 34). A prominent group of four was built overlooking the Humber River Floodplain on Emmett Avenue, and another two were built adjacent to

the railway corridor at the heads of Denarda Street and Oxford Drive.

Infill development plays an ongoing role in the evolution of the study area's built form. Some infill sites have created new neighbourhoods beyond the original residential areas, such as at Sidney Belsey Crescent. Most however represent more localized interventions such as at Forest Point Drive, and a number of townhouse developments on Weston Road (Figure 39).

Parkland & River Systems

In the early 1950s the Eglinton Flats floodplain was occupied by dwellings and market garden operations. Hurricane Hazel struck the area in 1954, and caused extensive damage to the floodplain. In its aftermath, low lying areas on the Humber River were taken over by Metropolitan Toronto and formed an important part of Toronto's nascent regional parks system. The valley lands were also eventually taken into public ownership for conservation purposes, to be used for a variety of active and passive recreational activities. Much of the parkland that exists today was developed in the 1970s.

6.2 EXISTING BUILT FORM

The existing landscape and built form features of the study area contain the following elements relating to its history as a former industrial community:

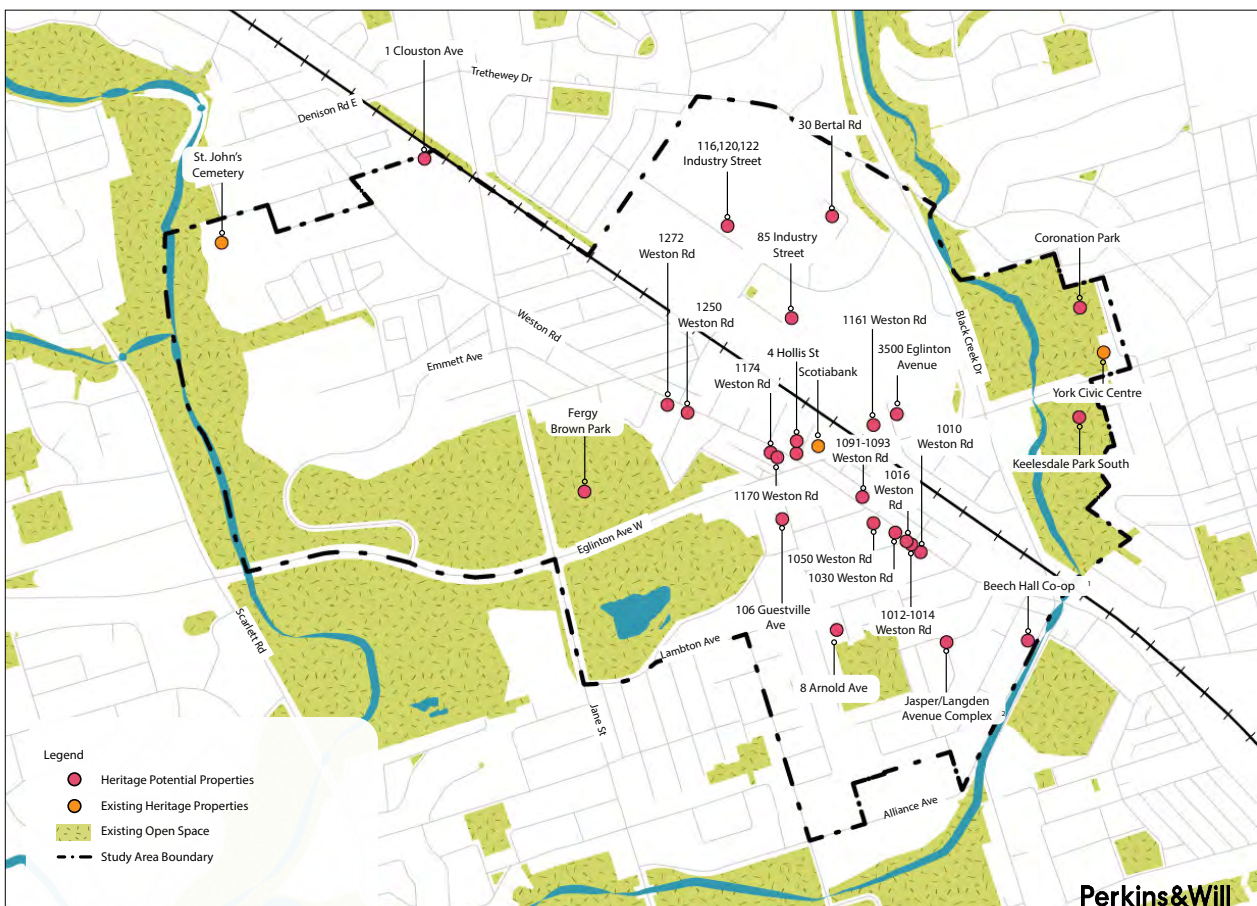
- The area's defining geographical features, including the hilly topography, and valleys of the Humber River and Black Creek;
- Existence of the Concession Roads Eglinton Avenue West and Jane Street;
- Existence of the historic railway corridor and related infrastructure;
- Evidence of Weston Road as the historic main street, as seen in:
 - The path of Weston Road, cutting through Mount Dennis and connecting to adjacent Weston and Junction neighbourhoods;
 - The diverse mixture of Main Street Commercial Row and Blocks, Residential and Institutional building types;
 - Sections of consistent main street fabric (primarily found between Denarda Street and Lambton Avenue), defined by fine-grained buildings, unbroken two- to three-storey street walls, and minimal setbacks from the public realm;
 - Materials and details related to Main Street Commercial Row buildings, including brick elevations, glazed storefronts, second floor bay windows, parapets, metal cornices, and various brick detailing (including piers, segmental arches, and cornice detailing / embellishments); and
 - Its historic functional relationship with nearby residential areas, providing access to commercial and social services and amenities.

- Evidence of the early residential areas, as seen in:
 - Residential street and block patterns, often oriented toward Weston Road;
 - The mixture of residential and institutional building types; and
 - Westlake Memorial Park.
- Evidence of owner- and developer-built worker's housing throughout the residential areas, as seen in:
 - Modest one to two storey dwellings;
 - The use of vernacular forms and restrained detailing;
 - Stretches of repeating building designs; and
 - The use of detached, semi-detached and terraced configurations.
- Evidence of affordable housing initiatives, as seen in the Beech Hall and Jasper / Langden avenue developments;
- Evidence of the industrial and manufacturing history, as seen in:
 - Distinct areas supporting ongoing industrial operations;
 - Separation of major industrial and residential areas by large roads or railway corridors; and
 - Examples of industrial facilities and structures from different eras.
- The existence of the West Park Healthcare Campus;
- The existence of large parks and recreation areas related to the Humber River and Black Creek valleys.

7.0 IDENTIFICATION OF PROPERTIES WITH HERITAGE POTENTIAL

7.1 HERITAGE POTENTIAL PROPERTIES

Based on primary and secondary research, field survey, community consultation, analysis and evaluation, the Mount Dennis CHRA recommends the following as properties having heritage potential. Each of the properties was screened against the criteria in O. Reg. 9/06, taking into consideration the significant time periods and themes identified in the Historic Context Statement (Section 5.0). These properties have all been screened to meet one or more provincial criteria. In some instances, additional research will be required to determine if a property meets more than one criteria. For instance, in the ‘historical or associative value’ criteria, more in-depth research is required on a property by property basis. Where this is the case, the screening table indicates ‘tbd’.



Map showing the locations and addresses of all heritage potential properties and existing properties on the heritage register in the CHRA study area (Perkins&Will, 2021).


Heritage Potential Properties:


- 8 Arnold Avenue
- Beech Hall Complex⁶⁵
- 30 Bertal Road
- 1 Clouston Avenue
- Coronation Park
- 2855 Eglinton Avenue West & 95 Black Creek Drive (Keelesdale Park South)
- 3500 Eglinton Avenue West
- 3650 & 3700 Eglinton Avenue West (Eglinton Flats/Fergy Brown Park)
- 106 Guestville Avenue
- 4 Hollis Street
- 116, 120 & 122 Industry Street
- Jasper / Langden Avenue Complex⁶⁶
- 1010 Weston Road
- 1012 Weston Road
- 1014 Weston Road
- 1016 Weston Road
- 1030 Weston Road
- 1050 Weston Road
- 1091-1093 Weston Road
- 1161 Weston Road
- 1170 Weston Road
- 1174 Weston Road
- 1250 Weston Road
- 1272 Weston Road

These screening results may be used by Heritage Planning to support inclusion of the heritage potential properties on the City of Toronto's Heritage Register.


⁶⁵ 2, 4, 6, 8, 10, 10A, 12, 12A, 14 & 14A Humber Boulevard; 15, 15A, 17, 17A, 19, 21, 23 Cordella Avenue


⁶⁶ 11-21, 20-34, 23-33, 35-45, 36-46, 47-57, 48-58 Jasper Avenue & 1-11, 2-8, 10-24, 11-25, 26-32, 27-37, 46-56, 47-57, 59-69 Langden Avenue.

8 Arnold Ave	
 <p>East elevation, looking west (CBCollective, 2020).</p>	Date of Construction c1880 (CoT Land Use Data)
	Period of Construction 1790-1880 European Settlement
	Associated Themes Civic Institutions - Education
	Building Type Residential - Detached
	Design Influence Vernacular - Ontario Farmhouse
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as a representative example of a 19th century Ontario Farmhouse.
ii. displays a high degree of craftsmanship or artistic merit	TBD - Interior conditions and finishes not confirmed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Civic Institutions (theme) and Education (sub-theme) as it served as the school prior to construction of the Dennis Avenue School in 1891; and with George Marshall, Postmaster (person).
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history beyond themes already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - The building does not contribute to the context the surrounding area.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - All links to the property's former surroundings have been lost.
iii. is a landmark	TBD - Additional consultation required to determine if it is a well-known marker in the community.

Beech Hall Complex ⁶⁷	
 <p>South elevation of 12 Humber Blvd, looking north (CBCollective, 2021).</p>	Date of Construction 1953 (1953 aerial, sheet 113)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Civic Institutions - Public Housing
	Building Type Residential - Post-War Apartment
	Design Influence Vernacular - Post-War; Modernist
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Norman McEachren Hall has potential value as a mid-century modern community centre. Remaining buildings lack of distinguishing features related to notable type or style; subsequent alterations.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Civic Institutions (theme) and Public Housing (sub-theme) as it was constructed by the York Township Housing Company as low-cost senior's housing.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - May represent the ideas of the York Township Housing Company towards public housing.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - The surrounding context is varied, and lacking in distinct or significant characteristics.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.


⁶⁷ (includes separate properties at 2, 4, 6, 8, 10, 10A, 12, 12A, 14 & 14A Humber Boulevard; 15, 15A, 17, 17A, 19, 21, 23 Cordella Avenue)

30 Berta Rd	
	Date of Construction c.1956 (1956 aerial, sheet 112)
	Period of Construction 1953-1970 York Township & Metropolitan Toronto
	Associated Themes Economic Activity - Commerce
	Building Type Industrial - Warehouse/Factory
East elevation, looking west (CBCollective, 2020).	Design Influence International Style
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as a representative example of an International Style industrial building.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO - No themes, events, persons, activities or organizations that are significant to the community have been identified.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - Additional research required to identify the architect and demonstrate how it reflects their larger body of work.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - Although character is definable, there is no indication that it is desirable to maintain.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.


1 Clouston Ave ⁶⁸	
	Date of Construction c.1932 (EYCPP ⁶⁹ Heritage Background Report)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Industry and Manufacturing
	Building Type Industrial - Warehouse/Factory
Looking west (CBCollective 2021).	Design Influence Industrial
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Historic industrial buildings have a relatively recent date and simple construction; but have also had integrity impacted by subsequent additions to complex.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	TBD - Additional research required to confirm technical or scientific achievement.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Direct associations to: Economic Activity (theme) and Industry & Manufacturing (sub-theme) that was significant to the Mount Dennis community in the post WWI period. YES - Direct associations with Irving Tissue that is significant to the community as a major employer.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - Additional research required to identify the architect and demonstrate how it reflects their larger body of work.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - The surrounding context is varied, and lacking in distinct or significant characteristics.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	TBD - Additional consultation required to determine if it is a well-known marker in the community.

68 (including 1551 & 1435 Weston Rd)


69 Etobicoke York Community Preservation Panel

3500 Eglinton Ave W ⁷⁰	
	Date of Construction 1939 (Metrolinx)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Industry and Manufacturing
	Building Type Industrial - Warehouse/Factory
West and south elevations, looking northeast (CBCollective, 2021).	Design Influence Industrial
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as a representative example of an inter-war industrial building.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	TBD - Additional research required to confirm technical or scientific achievement.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Direct associations to: Economic Activity (theme) an Industry & Manufacturing (sub-theme) that was significant to the Mount Dennis community in the post WWI period.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history beyond themes already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - Additional research required to identify the architect and demonstrate how it reflects their larger body of work.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - The surrounding context is varied, and lacking in distinct or significant characteristics.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	YES - Building No. 9 is a prominent and well-known marker in the community.


70 (including 3506 Eglinton Ave W & 85 Industry St)

106 Guestville Ave	
 <p>East elevation, looking west (CBCollective, 2020).</p>	Date of Construction c.1909 (EYCPP ⁷¹ Heritage Background Report)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Urban Environment - Residential Development
	Building Type Residential - Detached
	Design Influence Vernacular - Ontario Cottage
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as a representative example of the Ontario Cottage type.
ii. displays a high degree of craftsmanship or artistic merit	TBD - interior conditions and finishes not confirmed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO - No themes, events, persons, activities or organizations that are significant to the community have been identified.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist that is significant to a community has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - The surrounding context is varied, and lacking in distinct or significant characteristics.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.


71 Etobicoke York Community Preservation Panel


120 Industry St ⁷²	
	Date of Construction c.1947 (1947 aerial, sheet 12H)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Industry and Manufacturing
	Building Type Industrial - Warehouse/Factory
Southeast elevation, looking northwest (Heritage Preservation Services, 2021).	Design Influence Art Deco / Streamline Moderne
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Property's use of streamline moderne elements are limited to decorative features on a conventional massing. Subsequent additions have obscured the primacy of the original design.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	TBD
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Direct associations to: Economic Activity (theme) an Industry & Manufacturing (sub-theme) that was significant to the Mount Dennis community in the post WWI period.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history beyond themes already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - Additional research required to identify the architect and demonstrate how it reflects their larger body of work.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - The surrounding context is varied, and lacking in distinct or significant characteristics.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

⁷² (including 116 & 122 Industry St)

Jasper & Langden Avenue Complex ⁷³	
	Date of Construction 1953 (1953 aerial, sheet 113)
	Period of Construction 1953-1970 York Township & Metropolitan Toronto
	Associated Themes Civic Institutions - Public Housing
	Building Type Residential - Terrace
Northwest elevations, looking east (CBCollective, 2021).	Design Influence Vernacular - Modernist
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Buildings don't represent significant examples of type or style.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Civic Institutions (theme) and Public Housing (sub-theme) as it was constructed by Toronto Metropolitan Home Builders' Association as low cost housing.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - May represent the ideas of Toronto Metropolitan Home Builders' Association towards public housing. TMHBA was established in 1921 and is now BILD.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - Although character is definable, there is no indication that it is desirable to maintain.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

⁷³ (including 20-34, 23-33, 35-45, 36-46, 47-57 & 48-58 Jasper Ave; 1-11, 2-8, 10-24, 15-25, 26-32, 27-37, 46-56, 47-57, & 59-69 Langden Ave)


1010 Weston Rd	
 <p>North and east elevations, looking south (CBCollective, 2021).</p>	Date of Construction c.1935 (1942 aerial, item 2)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Row
	Design Influence Vernacular - Edwardian
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as main street commercial property with relatively elaborate brickwork and decorative masonry elements, including the decorative articulation of the north elevation.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct association with: Economic Activity (theme), Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist that is significant to a community has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Along with 1012-1016 and 1030, the property at 1010 Weston maintains the historic main street character of Weston Road between Jane and Lambton which is particularly strong at Weston and Dennis.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its broader context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

1012 Weston Rd	
	Date of Construction c.1922 (1922 City Directory)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Row
East elevation (left), looking southwest (CBCollective, 2020).	Design Influence Vernacular - Edwardian


Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Low integrity, subsequent alterations and poor condition preclude the structure from being representative of an Edwardian main street row building.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.

Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct association with: Economic Activity (theme), Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist that is significant to a community has been identified.

Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Along with 1010-1016 and 1030, the property at 1012 Weston maintains the historic main street character of Weston Road between Jane and Lambton which is particularly strong at Weston and Dennis.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its broader context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

1014 Weston Rd ⁷⁴	
	Date of Construction c.1922 (1922 City Directory)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Row
East elevation (right), looking southwest (CBCollective, 2020).	Design Influence Vernacular - Edwardian
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Low integrity, subsequent alterations and poor condition preclude the structure from being representative of an Edwardian main street row building.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct association with: Economic Activity (theme), Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist that is significant to a community has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Along with 1010-1014 and 1030, the property at 1016 Weston maintains the historic main street character of Weston Road between Jane and Lambton which is particularly strong at Weston and Dennis.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its broader context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

74 (including 1014A Weston Rd)

1016 Weston Rd	
 <p>East elevations, looking southwest (CBCollective, 2020).</p>	Date of Construction c.1912 (1912 FIP)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Row
Design Influence Vernacular - Edwardian	


Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Low integrity, subsequent storefront addition and poor condition preclude the structure from being representative of an Edwardian main street row building.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.

Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct association with: Economic Activity (theme), Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist that is significant to a community has been identified.


Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Along with 1010-1016 and 1030, the property at 1014 Weston maintains the historic main street character of Weston Road between Jane and Lambton which is particularly strong at Weston and Dennis.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its broader context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

1030 Weston Rd	
 <p>North and east elevations, looking west (CBCollective, 2021).</p>	Date of Construction 1919 (datestone)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Block
	Design Influence Vernacular
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Lack of distinguishing features related to notable type or style.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Economic Activity (theme) and Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist that is significant to a community has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Along with 1010-1016, the corner property at 1030 Weston maintains the historic main street character of Weston Road between Jane and Lambton which is particularly strong at Weston and Dennis.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its broader context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.


COMMON
BOND
COLLECTIVE

1091-1093 Weston Rd ⁷⁵	
 <p>West elevation, looking east (CBCollective, 2021).</p>	Date of Construction c.1940 (advertisement The Times and Guide)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Row
	Design Influence Vernacular - Interwar
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as main street commercial property with intact decorative brick and masonry elements.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Economic Activity (theme) and Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Part of a continuous stretch of main street row buildings between 1067-1101, the buildings at 1091-1093 Weston maintains the historic main street character of Weston Road between Jane and Lambton which is strong on the east side of Weston Road north of Barr Avenue.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

75 (including 1091 Weston Rd)

1161 Weston Rd	
	Date of Construction c.1925 (1925 City Directory)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Block
South and west elevations, looking northeast (CBCollective 2021).	Design Influence Vernacular - Interwar
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Low integrity and subsequent additions; poor condition; lack of distinguishing features.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Economic Activity (theme) and Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially; Tom Goddard, Volunteer Fire Chief (person).
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	TBD -Additional research required into role the building played as a community hall/centre.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - Corner location; building addresses both Weston and Hollis; however area character is mixed residential commercial but not distinctive.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.


1170 Weston Rd	
 <p>East elevation, looking west (CBCollective, 2021).</p>	Date of Construction c.1925 (1925 City Directory)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Main Street Commercial Row
	Design Influence Vernacular - Interwar
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Property has potential cultural heritage value as main street commercial property as seen in brickwork (piers, parapet, corbeling, cornice, bay window and commercial use at grade).
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Economic Activity (theme) and Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Part of a continuous stretch of main street row buildings between 1156-1200, the building at 1170 Weston maintains the historic main street character of Weston Road between Jane and Lambton, which is strong on the west side of Weston Road north of Eglinton Avenue.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.


1174 Weston Rd	
	Date of Construction c.1950 (1950 aerial, sheet 12H)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce
	Building Type Commercial - Bank
East elevation, looking west (CBCollective, 2021).	Design Influence Art Deco

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as a main street bank branch with a transitional modernist design cues.
ii. displays a high degree of craftsmanship or artistic merit	TBD - Interior conditions and finishes not confirmed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.

Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct associations with: Economic Activity (theme) and Commerce (sub-theme). TBD (organization).
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - Additional research required to identify the architect and demonstrate how it reflects their larger body of work.

Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	YES - Part of a continuous stretch of main street row buildings between 1156-1200, the building at 1174 Weston maintains the historic main street character of Weston Road between Jane and Lambton, which is strong on the west side of Weston Road north of Eglinton Avenue.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

1250 Weston Rd	
 <p>East elevation, looking west (CBCollective, 2021).</p>	Date of Construction c.1922 (1922 City Directory)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Economic Activity - Commerce; Urban Environment - Residential Development
	Building Type Residential - Detached
	Design Influence Queen Anne
Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	NO - Dwelling is not representative of Queen Anne style due to lack of key details and motifs; low integrity of existing forms.
ii. displays a high degree of craftsmanship or artistic merit	NO - Strong evidence of craftsmanship / artistic merit not observed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.
Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	YES - Property has direct association with: Economic Activity (theme), Commerce (sub-theme) that were significant to Mount Dennis particularly in the period following WWI when the area grew substantially.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO - No architect, artist, builder, designer, or theorist that is significant to a community has been identified.
Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - Corner location; building addresses both Weston and Somerville; however area character is mixed residential commercial but not distinctive.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

1272 Weston Rd	
	Date of Construction 1923 (Datestone)
	Period of Construction 1890-1953 Village of Mount Dennis
	Associated Themes Community & Culture - Places of Worship
	Building Type Institutional - Place of Worship
North and east elevations, looking southwest (Heritage Preservation Services, 2021).	Design Influence Gothic Revival

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES - Potential value as a representative example of a gothic-revival church.
ii. displays a high degree of craftsmanship or artistic merit	TBD - Interior conditions and finishes not confirmed.
iii. demonstrates a high degree of technical or scientific achievement	NO - Strong evidence of technical or scientific achievement not identified.

Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	TBD - Additional research required to identify role as a community centre.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO - No evidence that the property offers new knowledge or a greater understanding of the community's history than that already identified.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	TBD - Architect is identified as John Francis Brown. Additional research is required to demonstrate how the design reflects his body of work.

Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	NO - The surrounding context is varied, and lacking in distinct or significant characteristics.
ii. is physically, functionally, visually or historically linked to its surroundings	NO - Significant connections between the building and its surrounding context were not identified.
iii. is a landmark	NO - Property not found to be a prominent local marker.

4 Hollis St



South elevation, looking northwest (CBCollective, 2020).

A CHER completed in August 2021 found that 4 Hollis St has historical / associative and contextual value, since it is associated with institutions that are significant to a community (Mount Dennis Fire Hall and Mount Dennis Community Hall); has potential to yield information related to the historic Mount Dennis community; and is functionally and historically linked to its surroundings as the Mount Dennis Fire Hall and Community Hall. City staff also believe it has physical value based on the CHER.

Coronation Park⁷⁶



Coronation Park, looking south (CBCollective, 2020).

A Cultural Heritage Assessment Report Cultural Heritage Landscapes & Built Heritage Resources report completed May 2013 identified Coronation Park as a Cultural Heritage Landscape.

⁷⁶ (including 2700 Eglinton Ave W)

Eglinton Flats / Fergy Brown Park⁷⁷



Eglinton Flats Park, looking north (CBCollective, 2020).

A Cultural Heritage Assessment Report Cultural Heritage Landscapes & Built Heritage Resources report completed May 2013 identified Eglinton Flats and Fergy Brown Park as a Cultural Heritage Landscape. A Cultural Heritage Resource Review completed as part of the Eglinton West Planning & Streetscape Study completed in January 2020 identified Eglinton Flats / Fergy Brown Park as having high potential as a Cultural Heritage Landscape.

⁷⁷ (including 3650 & 3700 Eglinton Ave W)

Keelesdale Park⁷⁸



Keelesdale Park, looking north (CBCollective, 2020).

A Cultural Heritage Assessment Report Cultural Heritage Landscapes & Built Heritage Resources report completed May 2013 identified Keelesdale Park as a Cultural Heritage Landscape.

⁷⁸ (including 2885 Eglinton Ave W, & 95 Black Creek Dr)

8.0 CONCLUSION AND RECOMMENDATIONS

Cultural heritage is one of four structuring frameworks in the Mount Dennis Planning Framework Study and is presented in Chapter 4 of the framework study. The other structuring frameworks are: Land Use & Urban Design; Public Realm & Mobility; and Environment & Infrastructure.

The Cultural Heritage Framework is composed of recommendations for:

- Heritage Potential Properties (Section 8.1)
- Revitalizing Weston Road (Section 8.2)
- Celebrating Indigenous Cultures (Section 8.3)
- Identification of Worker's Housing in Toronto (Section 8.4)
- Understanding Public Housing in Toronto (Section 8.5)
- Properties for Further Research (Section 8.6)
- Community Access to Research and City Studies (Section 8.7)

8.1 HERITAGE POTENTIAL PROPERTIES

As outlined in Section 7.0, the following properties have been identified as having heritage potential and may be considered by the City for inclusion on the Heritage Register. Although these properties have all been screened to meet one or more provincial criteria (O. Reg. 9/06), they may have additional values which could be determined through further evaluation. These are:

- 8 Arnold Avenue
- Beech Hall Complex⁷⁹
- 30 Bertal Road
- 1 Clouston Avenue
- Coronation Park
- 2855 Eglinton Avenue West & 95 Black Creek Drive (Keelestone Park South)
- 3500 Eglinton Avenue West
- 3650 & 3700 Eglinton Avenue West (Eglinton Flats/Fergy Brown Park)
- 106 Guestville Avenue
- 4 Hollis Street

⁷⁹ 2, 4, 6, 8, 10, 10A, 12, 12A, 14 & 14A Humber Boulevard; 15, 15A, 17, 17A, 19, 21, 23 Cordella Avenue

- 116, 120 & 122 Industry Street
- Jasper / Langden Avenue Complex⁸⁰
- 1010 Weston Road
- 1012 Weston Road
- 1014 Weston Road
- 1016 Weston Road
- 1030 Weston Road
- 1050 Weston Road
- 1091-1093 Weston Road
- 1161 Weston Road
- 1170 Weston Road
- 1174 Weston Road
- 1250 Weston Road
- 1272 Weston Road

8.2 REVITALIZE WESTON ROAD

Revitalizing Weston Road is one of the Transformative Moves identified in the Mount Dennis Planning Framework Study. This involves supporting its businesses, protecting existing commercial main street built fabric, and defining parameters for redevelopment.

Both the PPS and Growth Plan tie the conservation of heritage resources with the concept of ‘sense of place’. The PPS encourages “a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes,” (Section 1.7 Long Term Economic Prosperity). The Growth Plan directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas (Section 4.2.7 Cultural Heritage Resources).

The CHRA study area contains a combination of features - streets, railway lines, industrial buildings, residences and mixed use commercial buildings - that together can be understood as a former industrial community. Weston Road has long served as the community’s historic main street as evidenced in:

- The path of Weston Road, cutting through Mount Dennis and connecting to adjacent Weston and Junction neighbourhoods;

⁸⁰ 11-21, 20-34, 23-33, 35-45, 36-46, 47-57, 48-58 Jasper Avenue & 1-11, 2-8, 10-24, 15-25, 26-32, 27-37, 46-56, 47-57, 59-69 Langden Avenue.

- The mixture of Main Street Commercial Row and Blocks, Residential and Institutional building types;
- Sections of consistent main street fabric (primarily found between Denarda Street and Lambton Avenue), defined by fine-grained buildings, unbroken two- to three-storey street walls, and minimal setbacks from the public realm;
- Materials and details related to Main Street Commercial Row buildings, including brick elevations, glazed store fronts, second floor bay windows, parapets, metal cornices, and various brick detailing (including piers, segmental arches, and cornice detailing / embellishments); and
- Its historic functional relationship with nearby residential areas, providing access to commercial and social services and amenities.

In order to conserve features and heritage resources that promote a sense of place, new buildings on Weston Road are required to:

- respect and enhance the character, form and features of Weston Road as Mount Dennis' historic main street by:
 - reinforcing its scale, form and character through sensitive massing and placement;
 - reinforcing historic streetwall heights, cornice lines, narrow frontages and other architectural details that create its character and sense of place;
- frame, conserve and accentuate views from the public realm to heritage resources;
- demonstrate they do not negatively impact identified heritage resources through a Heritage Impact Assessment.

8.3 CELEBRATE INDIGENOUS CULTURE

Celebrating Indigenous Culture is one of the Transformative Moves identified in the Mount Dennis Planning Framework Study. During the community consultation for this CHRA, members of the Heritage Focus Group (HFG) emphasized the importance of the Humber River for Indigenous people and asked how the CHRA can integrate stories and accounts of land use, particularly those related to the Humber River? As a result, the CHRA recommends that:

- the City of Toronto conduct a Cultural Heritage Landscape Assessment of the Humber River.

Cultural landscapes are a type of heritage resource that are based on an understanding of the relationship between humans and their environments over time. Cultural landscapes focus on a site's underlying cultural ideas and then consider how the physical features exist in relationship to the intangible elements. The PPS defines a cultural heritage landscape as "a defined geographical area that may have been

modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.” Additionally, the PPS states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” (Section 2.6.1).

8.4 IDENTIFICATION OF WORKER’S HOUSING IN THE CITY OF TORONTO

During the community consultation, members of the HFG identified that the residential growth in the area produced a range of house types, including workers and owner-builder housing and inquired about the building materials and sources. Worker’s housing is understood as modest housing built to accommodate working classes in industrial areas or settlements. It was often built by developers in pairs or larger groups of similar building forms, but also includes individual owner-built homes. Worker’s housing plays a role in defining the character of Mount Dennis’ residential streets, particularly those between Weston Road and the railway corridor and they strongly relate to Mount Dennis’ history as an former industrial community.

A cursory survey of a portion of the study area bound by Weston Road, Eglinton Avenue West, Jane Street, and the railway corridor identified several potential concentrations of worker’s housing (Figure 40). Another grouping was incidentally found on Bushey Avenue, west of Weston Road and south of Eglinton Avenue West. Specific examples of worker’s housing can be seen at the following addresses, and may extend to include neighbouring properties:

- 2-4 Cliff Street
- 12-14 Cobalt Street
- 1 Goldwin Avenue
- 39 Lambton Avenue
- 16-22 Mahoney Avenue
- 23-27 Mahoney Avenue
- 42-62 Mahoney Avenue
- 43-59 Mahoney Avenue
- 39-49 Rutherford Avenue
- 65-75 Bushey Avenue

Worker’s housing tends to be poorly documented and understood throughout Toronto. Individually, most examples of worker’s housing lack sufficient design, historical or contextual values to warrant listing under the *Ontario Heritage Act*. Moreover,

owner-built homes are challenging to identify, since many have evolved over time to incorporate more durable materials, making them hard to distinguish from their developer-built counterparts.

As a result, the CHRA recommends that:

1. Heritage Planning initiate a Historic Context Statement (HCS) about worker's housing in Toronto.
2. If worker's housing is proposed for demolition and redevelopment in Mount Dennis, Heritage Planning should require commemoration or interpretation strategies as part of the site plan process.

8.4.1 WORKER'S HOUSING HISTORIC CONTEXT STATEMENT

The local building stock in Mount Dennis provides an opportunity to identify and study worker's housing built primarily in the 1914 to 1945 period. A study of worker's housing in Toronto, would also serve as a valuable body of work to the history and community of Mount Dennis, and could inform future listings, commemoration and/or interpretation initiatives by the community, city staff, or developers. The work should first establish the extent of worker's housing in Toronto in the 1914 to 1945 period, and then examine social and physical aspects of the building type. Socially, research should examine trends around who built the housing (companies, developers, or owners); who the residents were, and where the residents worked. From a physical standpoint, research should identify the range and features of the vernacular building types, including their materials and evolution over time. Research should also seek to identify any builders or designers associated with the building types.

8.4.2 COMMEMORATION AND INTERPRETATION OF WORKER'S HOUSING

If worker's housing is proposed for demolition and redevelopment, the City of Toronto should require commemoration or interpretation strategies as part of the site plan process. Commemoration or interpretation strategies would be most appropriate in cases when the scale of development or number of dwellings being replaced has the potential to significantly alter the local character. An interpretation strategy can extend to include physical aspects of the new development, and how they reference the built form they will replace.

8.5 UNDERSTANDING PUBLIC HOUSING IN THE CITY OF TORONTO

Public housing is an important theme in the history of Mount Dennis. The Beech Hall complex, Jasper Avenue/Langden Avenue complex (see Section 8.1 above) and the William A. Vilano Building at 3561 Eglinton Avenue West were all innovative approaches to public housing. How they relate to the history of public housing initiatives in Toronto

should be better understood. As a result, the CHRA recommends that:

1. Heritage Planning initiate a Historic Context Statement (HCS) about public housing in Toronto.

The study should first identify significant public housing projects in Toronto both existing and demolished in the post-1945 period and then examine the physical aspects of the building type. Research should identify who designed and constructed the housing (local communities, developers or provincial agencies), the range of building types (towers, townhomes) and designers (architects and landscape architects).

8.6 PROPERTIES FOR FURTHER RESEARCH

Several properties require further research to understand their potential heritage value(s) including those used as schools, places of worship, police stations and transportation structures. These are:

Schools

- 500 Alliance Avenue (Frank Oke Secondary School)
- 6 Bala Avenue (Bala Avenue Community School)
- 175 Cordella Avenue (Cordella Junior Public School)
- 100 Emmett Avenue (York Humber High School)

Places of Worship

- 71 Guestville Avenue (Iglesia Ni Cristo)
- 117 Guestville Avenue (Our Lady of Victory Church)
- 5 Louvain Street (Humber Boulevard Baptist Church)
- 1149 Weston Road (Church of St. Mary and St. Martha)

Police Station

- 200 Trethewey Drive (12 Division Police Station)

Bridges

- Subway bridge over Ray Avenue
- GTR Bridge over Black Creek

8.7 COMMUNITY ACCESS TO RESEARCH AND CITY STUDIES

During the community consultation, members of the HFG inquired about the public availability of the CHRA. As a result, three copies of this CHRA should be included in the local history collection at the Mount Dennis Branch of the Toronto Public Library.

9.0 FIGURES



Figure 1: Detail from a 1933 map drawn by C.W. Jeffreys of the Toronto Carrying Place, with the letter B denoting the trail's location relative to Jane and Eglinton as noted by Surveyor Augustus Jones (<http://www.ourstoriesinnisfil.ca/>).

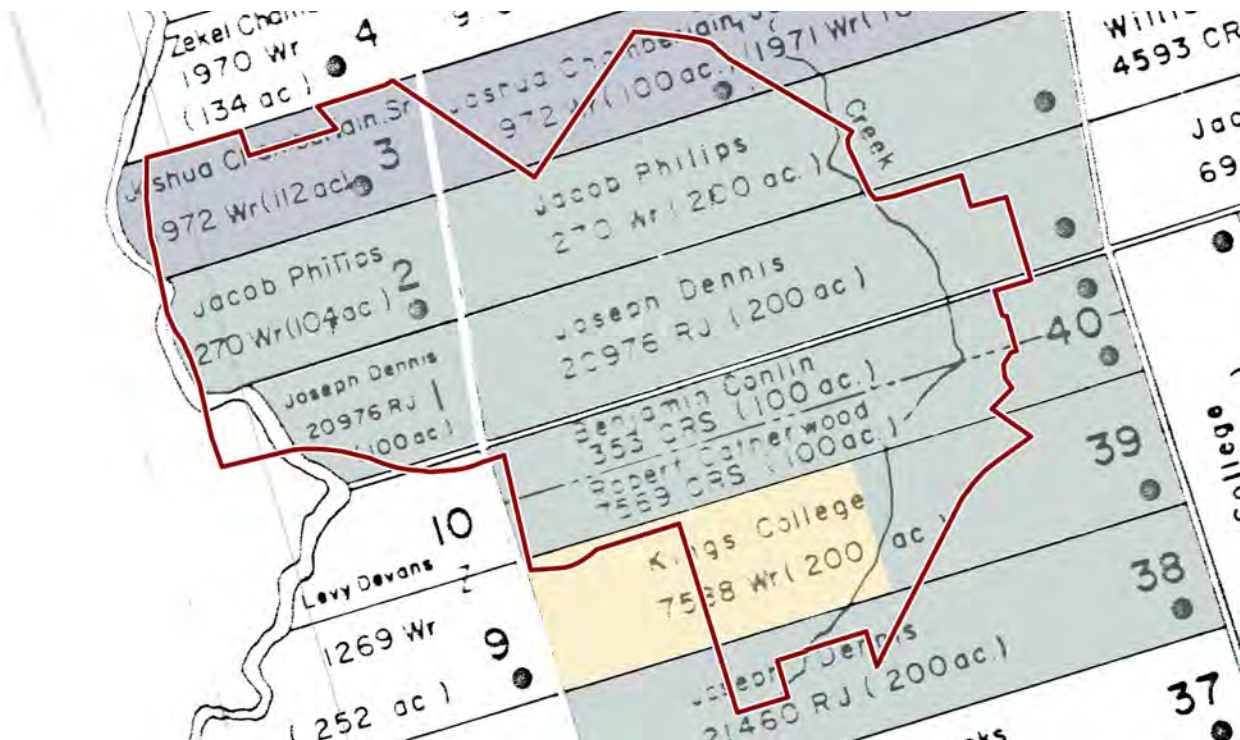


Figure 2: Detail of 1976 plan showing the lots and concessions with historic patentees of York Township parcels within the study area. Colours have been added to show the extents of ownership for the Dennis (green), Denison (blue-grey), and Marshall (yellow) families as of 1855 (*University of Toronto Map and Data Library*).

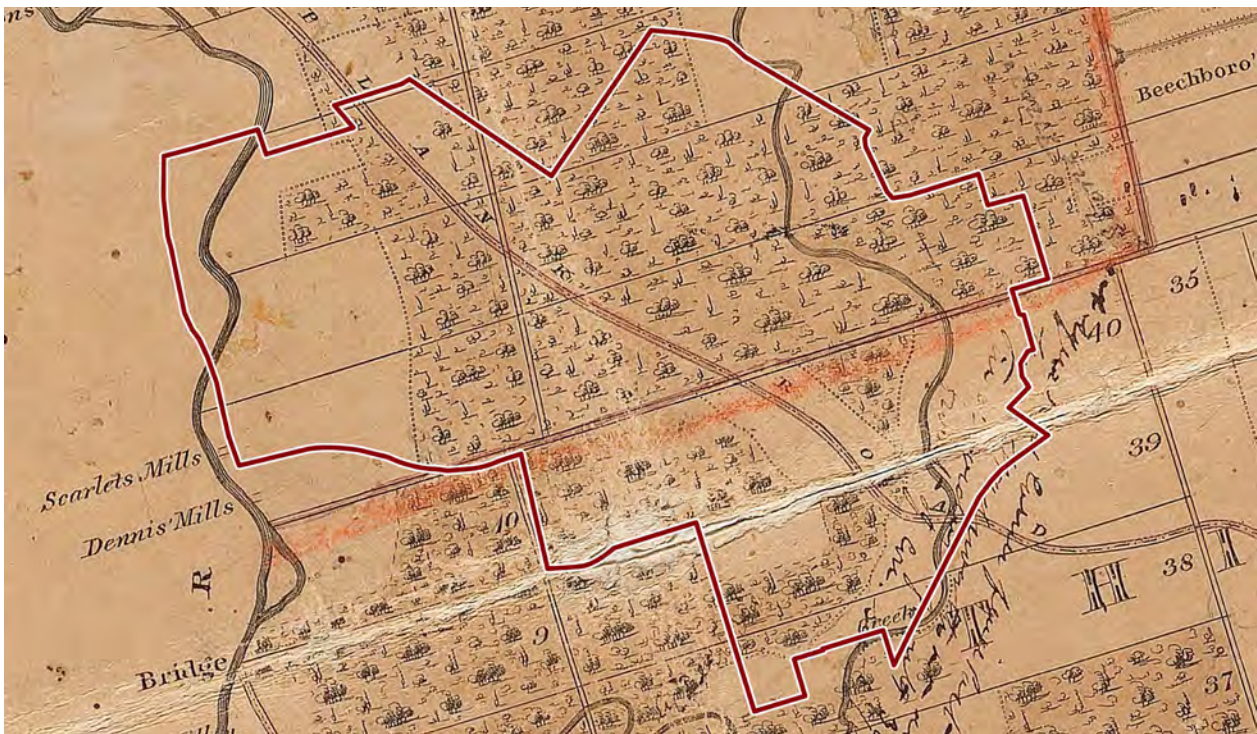


Figure 3: Detail of 1851 J.O. Browne Map of the Township of York showing the forested study area with clearings and Weston Road cutting through the centre (*City of Toronto Archives*).



Figure 4: c.1954 photograph showing the house of the Dennis family's historic Buttonwood Estate (*Toronto Public Library: s1-2267a*).

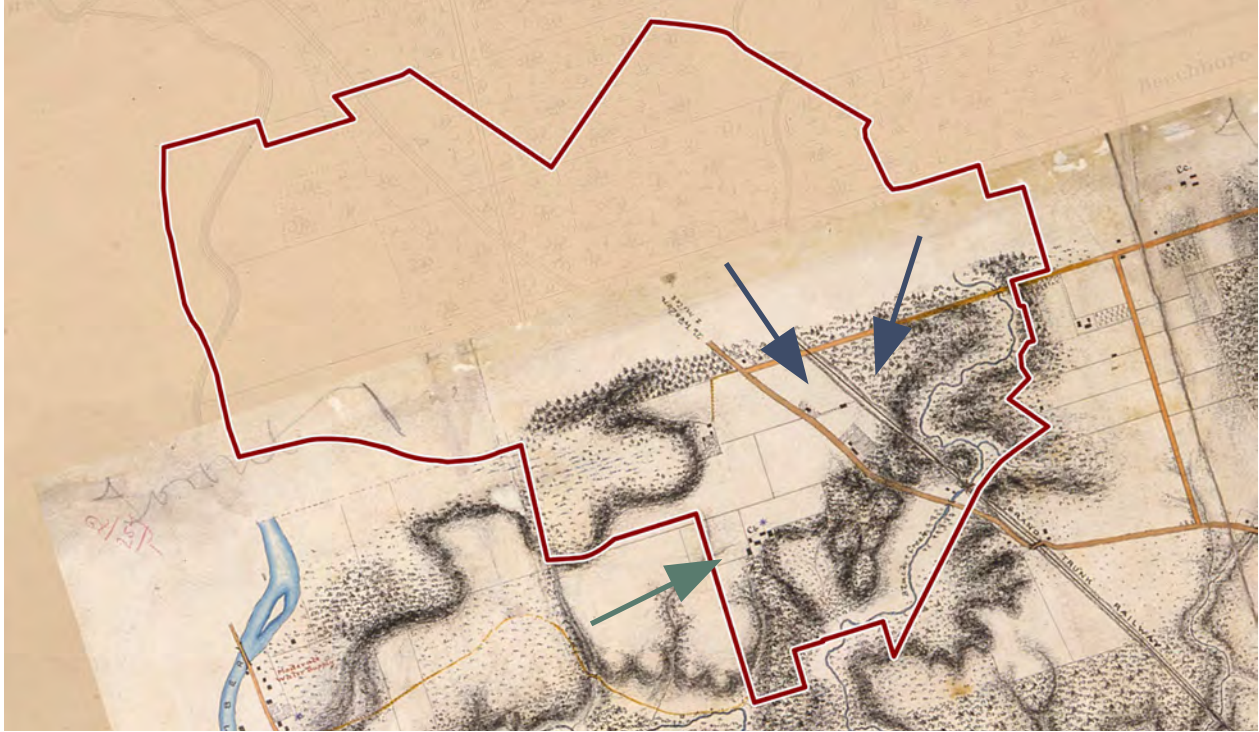


Figure 5: Detail of 1868 military reconnaissance plan showing the topography, Marshall farm complex (green arrow), and buildings along Weston Road (blue arrows). It also shows that Eglinton Avenue was passable to Weston Road at the time (*Library and Archives Canada: NMC22845*).



Figure 6: Composite of study area using several plans from the 1878 York County Atlas. Buildings are seen along the Humber River and Weston Road, including the Brown pottery works indicated by a blue arrow. The Denison cemetery is seen at the northwest indicated by a green arrow (*McGill County Atlas Project*).

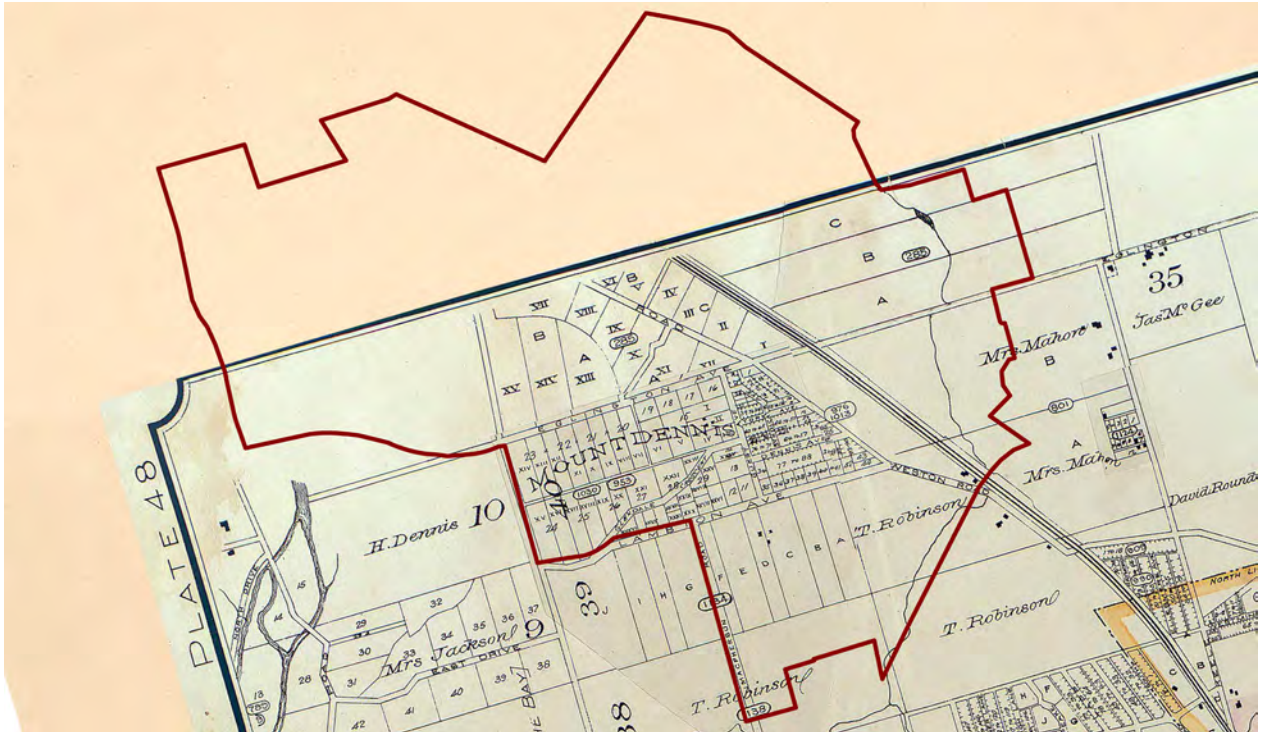


Figure 7: Detail of 1893 Goad's Atlas showing subdivision plans registered by that year and the resulting street and block patterns (University of Toronto Map and Data Library).

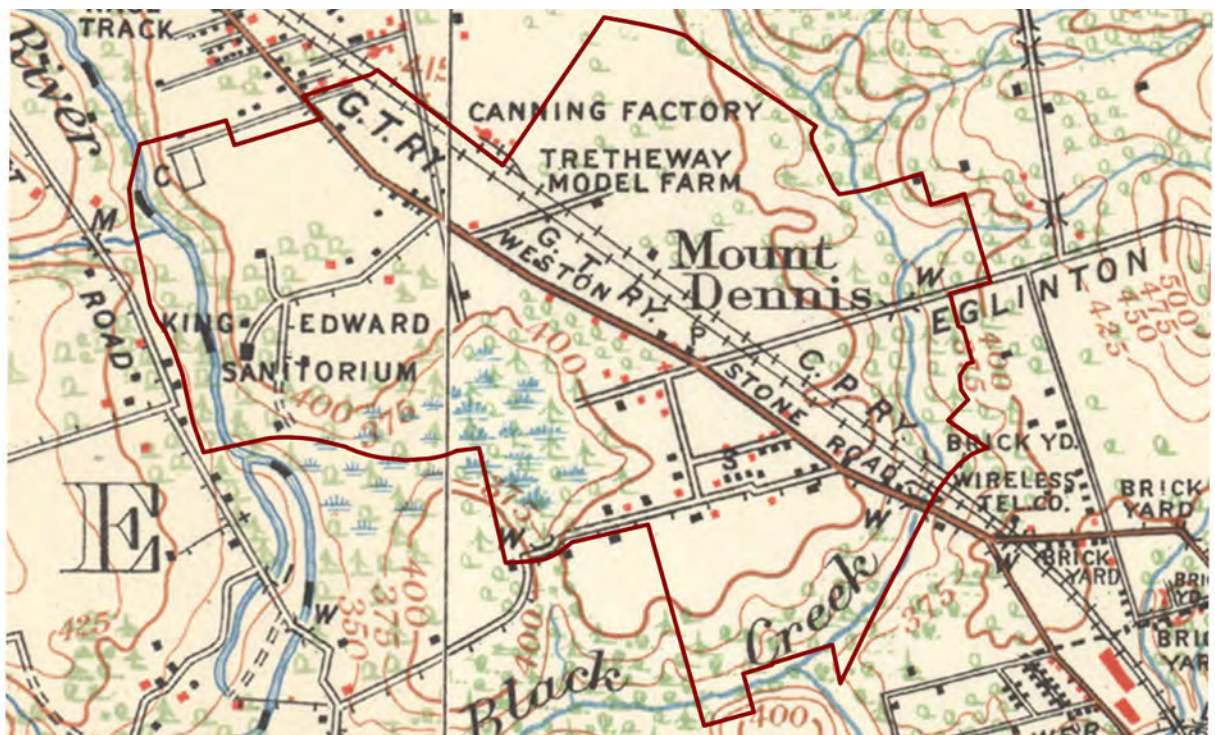


Figure 8: Detail from a 1909 topographic plan suggests the general extents of development in the early 1900s, and gives a good sense of the area's landforms (Brock University).



Figure 9: Detail of a classified occupancy map from 1915 showing the distribution of residential (yellow), commercial (black) and industrial / warehouse (red, orange and blue) uses in the study area (*University of Toronto Map and Data Library*).

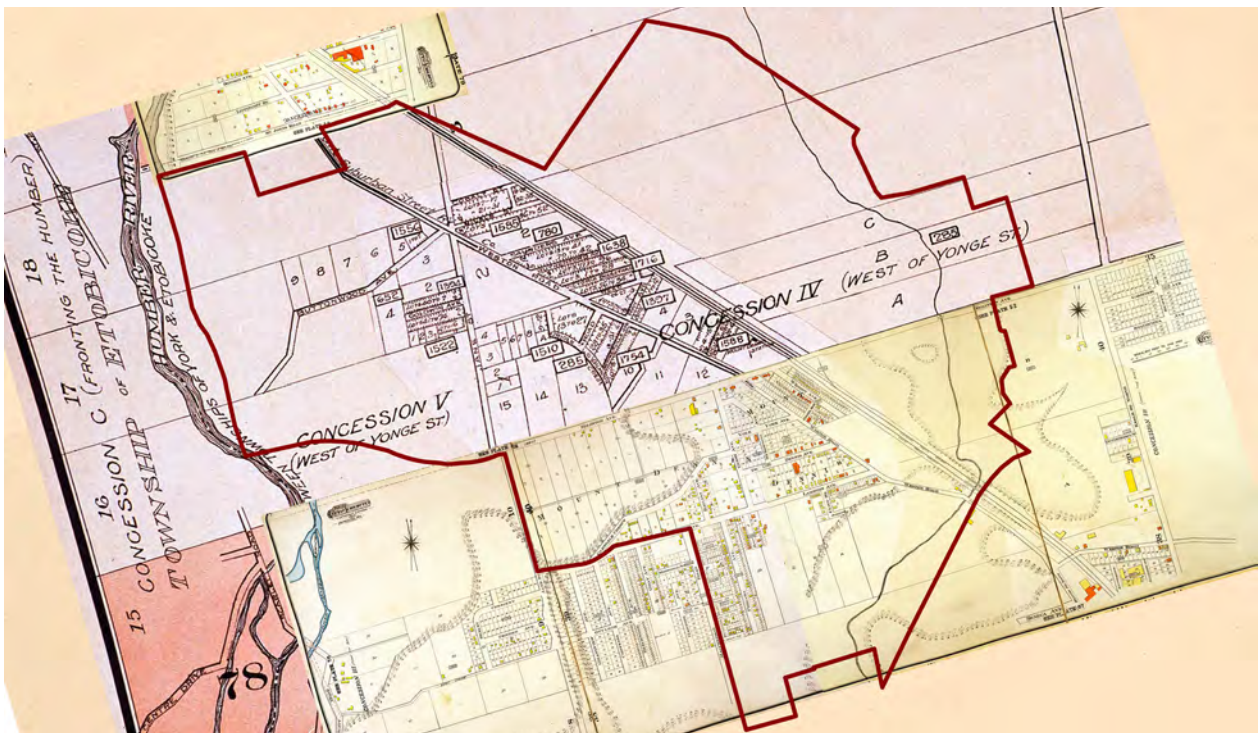


Figure 10: Composite of study area using multiple Goad's Atlas plates revealing the nature of the neighbourhood build out by 1913, with brick structures more prevalent closer to Weston Road (*University of Toronto Map and Data Library, various plates*).



Figure 11: Undated photograph showing Dennis Avenue School after the second storey had been added. The ground floor windows at the right side of the image are those of the original 1891 building (*Mount Dennis, Toronto Facebook Group*).



Figure 12: c.1913 photograph of Bala Avenue School under construction (*Mount Dennis, Toronto Facebook Group*).



Figure 13: c.1927 photograph of Hoy's barbershop and store on an otherwise residential stretch of Guestville Avenue north of Lambton Avenue (*Mount Dennis, Toronto Facebook Group*).

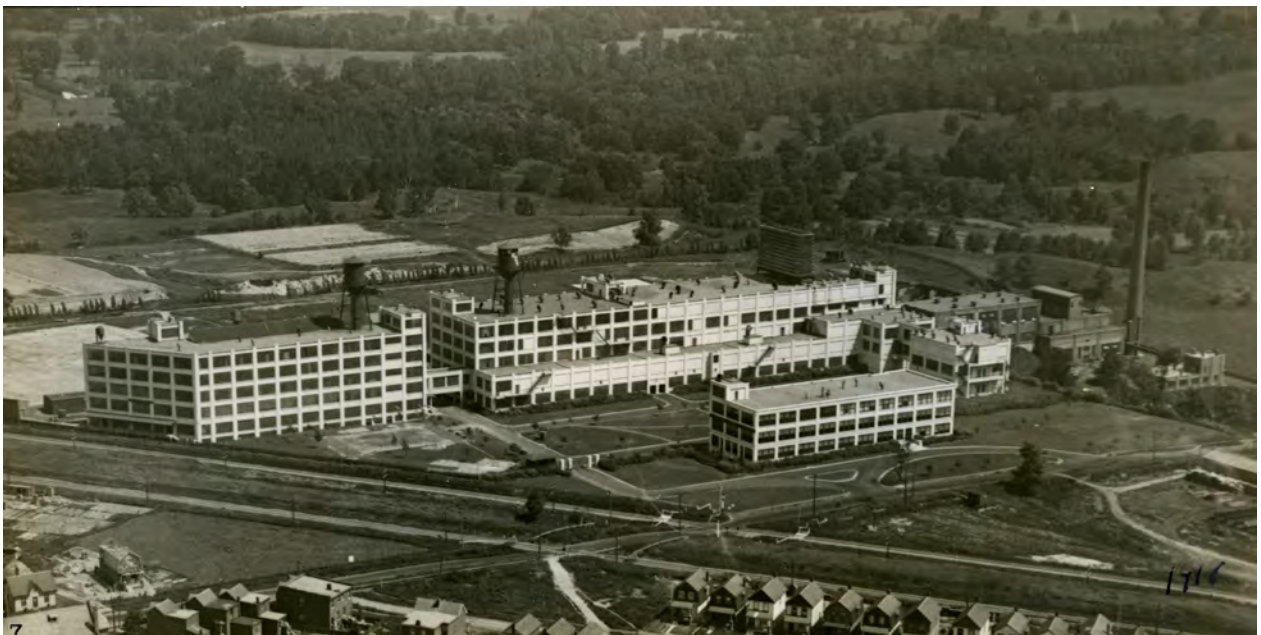


Figure 14: 1918 oblique aerial photograph looking northeast at the recently completed Kodak Canada facilities, known as Kodak Heights (*Ryerson Archives & Special Collections*).



Figure 15: 1909 photograph showing a father and daughter outside one of the former streetcars used for open-air accommodation at the sanatorium (*West Park Historical Photo Library*).



Figure 16: 1930 photograph of the Queen Mary Hospital building, built in 1913 and since demolished (*Toronto Public Library: 989-7-2*).



Figure 17: 1910s postcard of the Dennis Avenue School. The rear portion of the building right of the downspout represents the third major addition to the school, possibly dating this image to c.1919 (*Mount Dennis, Toronto Facebook Group*).



Figure 18: 1954 photograph of the Mount Dennis Fire Station (built 1921). The building was adapted into the Mount Dennis Community Hall in 1958 (*Toronto Public Library: s1-337a*).

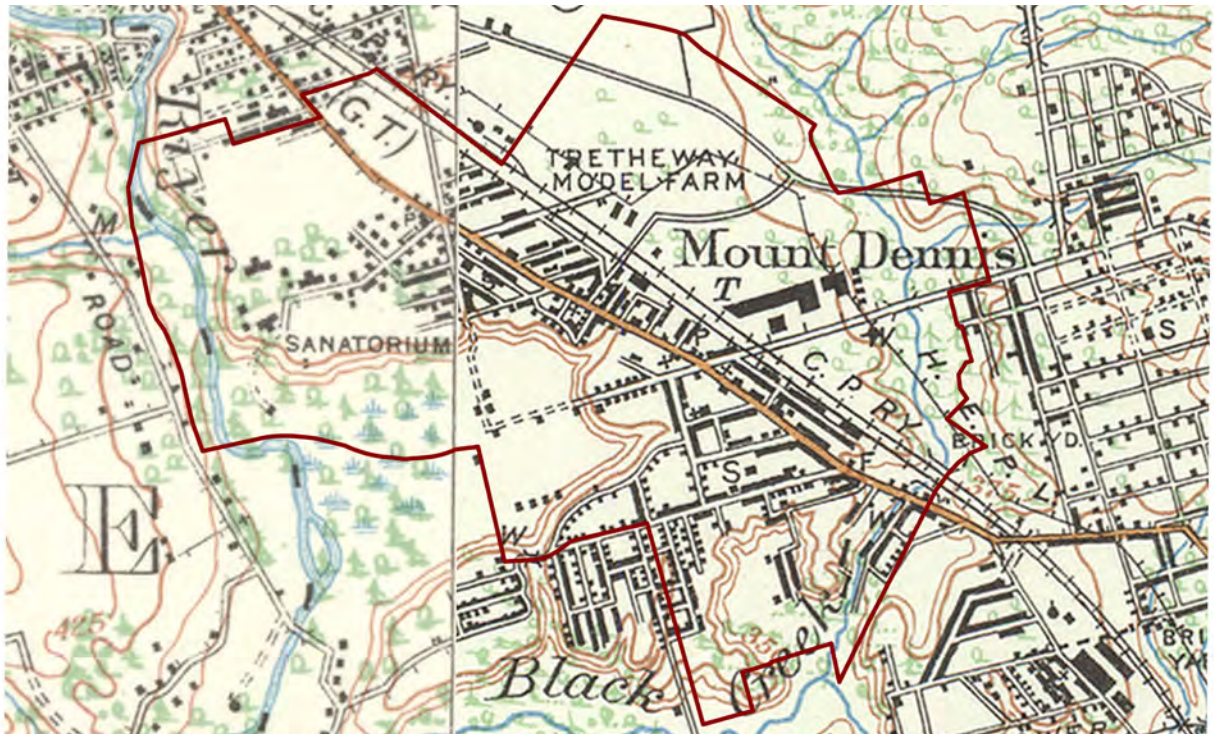


Figure 19: Topographic map approximating the built extents by 1931. Development is centered about Weston Road and the rail corridor and heavily constrained by topography (Brock University).

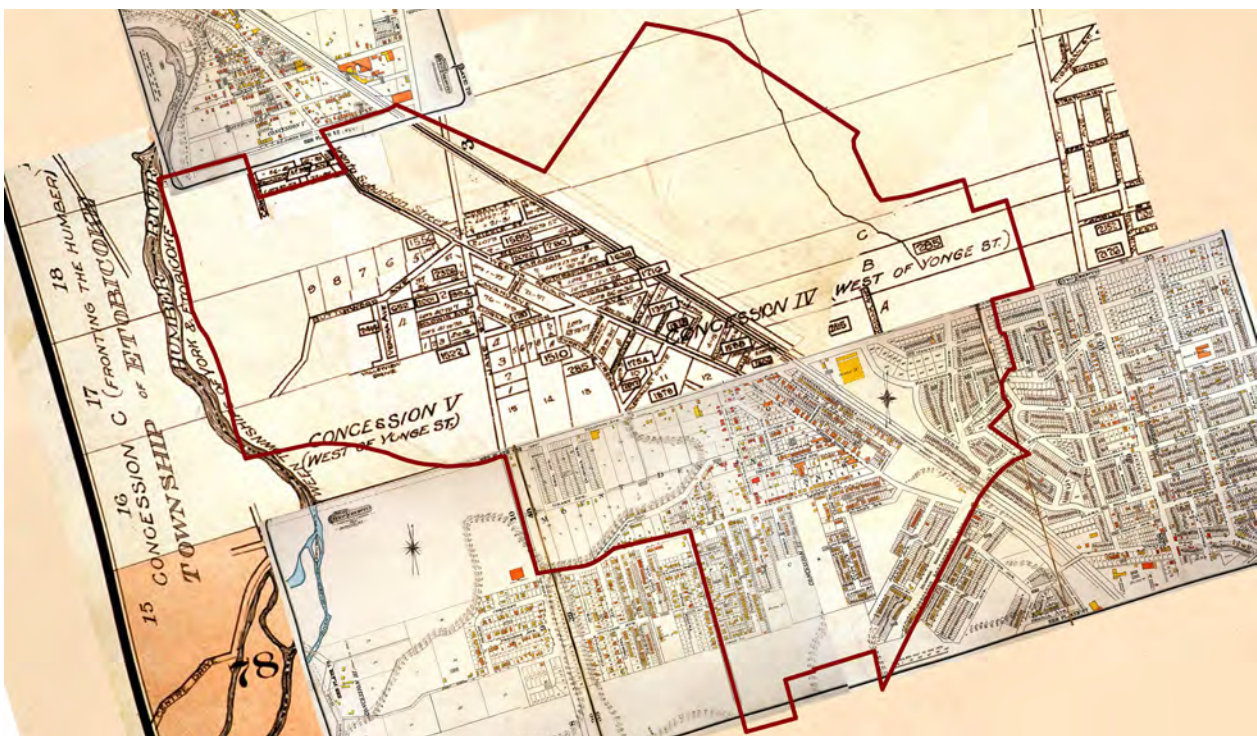


Figure 20: 1924 Goad's Atlas showing the continued build out of neighbourhood areas south of Eglinton Avenue (City of Toronto Archives, various plates).



Figure 21: Photograph of the Ferranti Electric Company in 1941. It was one of the first businesses to locate on Industry Street in the late 1920s, and has since been demolished (*City of Toronto Archives: Fonds 1231, Item 1980*).



Figure 22: 1930 oblique aerial looking east showing the concentrated nature of development, with the Weston Road and Eglinton Avenue intersection at front right (*City of Toronto Archives: Fonds 1244, Item 2431*).



Figure 23: 1929 photograph looking east on Eglinton Avenue from Kodak Heights. The uneven road's rural character contrasts with the urbanized areas immediately west, as seen in Figure 22 (*City of Toronto Archives, Fonds 16, Series 71, Item 7073*).



Figure 24: The 1947 aerial photograph illustrates the patterns and land uses of the study area. Topography and the arteries of Weston Road and the rail corridor continue to confine and shape the morphology (*City of Toronto Archives: Series 12, File 1947, multiple items*).



Figure 25: c.1923 photograph (looking north up Weston Road to Rutherford Avenue) showing the pattern of mixed-use buildings oriented along Weston Road (left) and residences built on angled or perpendicular side streets (centre-right) (City of Toronto Archives: Fonds 1488, Series 1230, Item 3277).

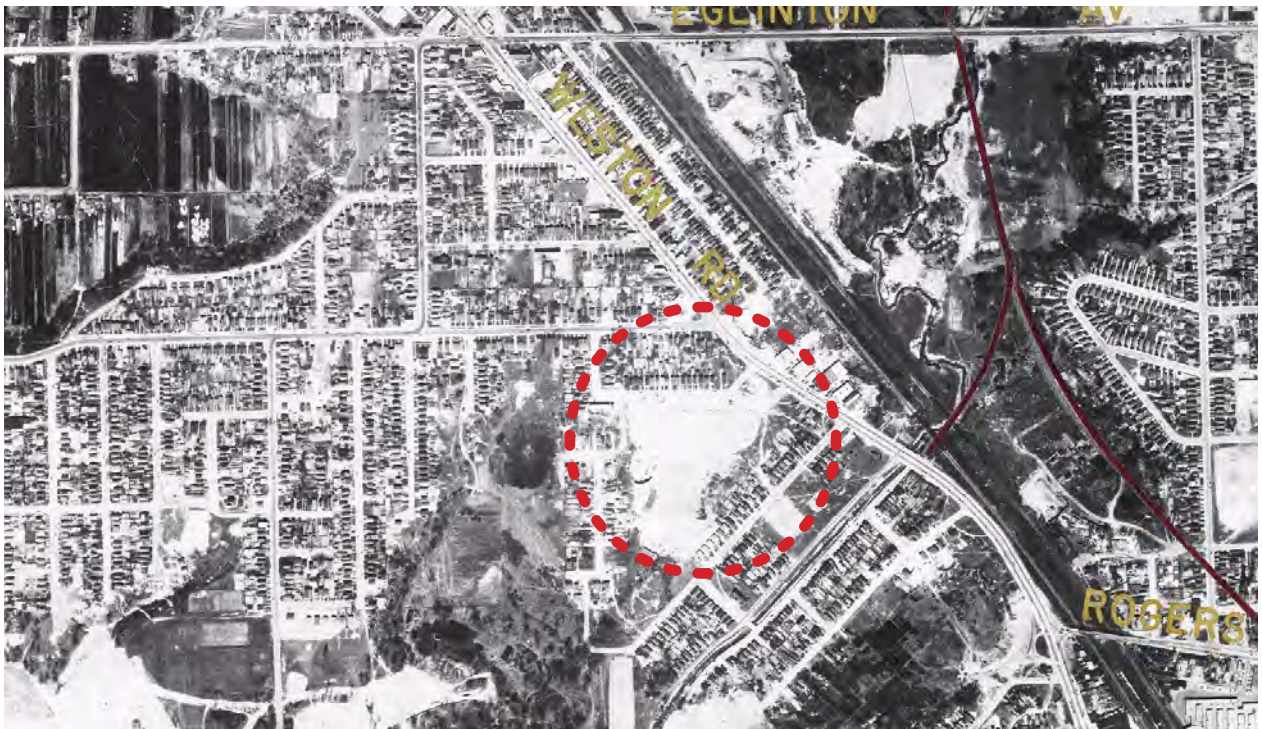


Figure 26: 1950 aerial photograph showing the regrading of valley cliffs (dashed circle) east of Cliff Street and northwest of Cordella Avenue. The maroon lines further east are part of the aerial photo (City of Toronto Archives: Series 12, File 1950, Item 12h)

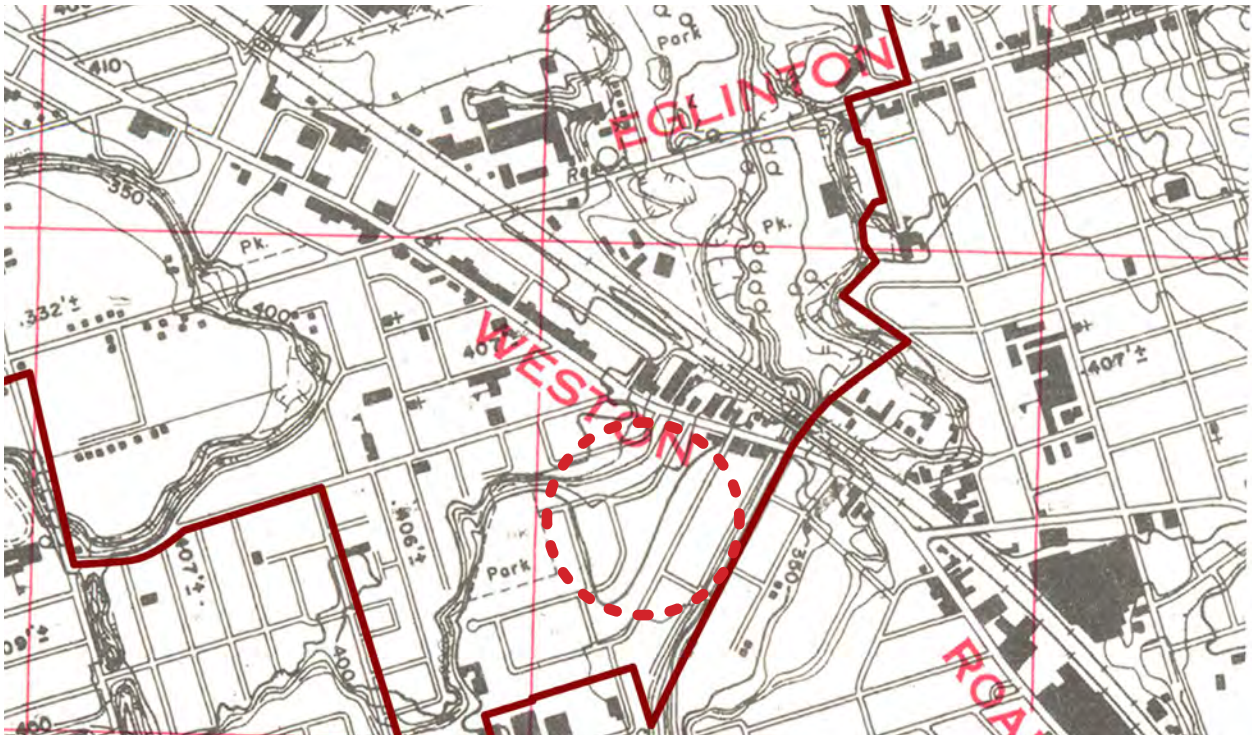


Figure 27: 1961 topographic plan reflecting the changes made by regrading adjacent to Cliff Street and Cordella Avenue (dashed circle). Compare against the 1931 contours shown in Figure 19 (*Brock University*).



Figure 28: The recently completed Beech Hall Complex, 1954 showing the apartment buildings surrounding the recreation centre (*Boylan, p. 24*).



Figure 29: The damage from Hurricane Hazel in the Eglinton Flats area in 1954 (*City of Toronto Archives: Series 65, File 65, Item 0002*).



Figure 30: Jane Street looking north from Lambton Avenue during construction in 1954 (*Toronto Public Library: s1-432*).



Figure 31: 1953 Toronto Star ad for new rental housing on Jasper Avenue overlaid on photograph of Jasper Avenue housing built by the Toronto Metropolitan Home Builders' Association (CBCollective, September 2020).

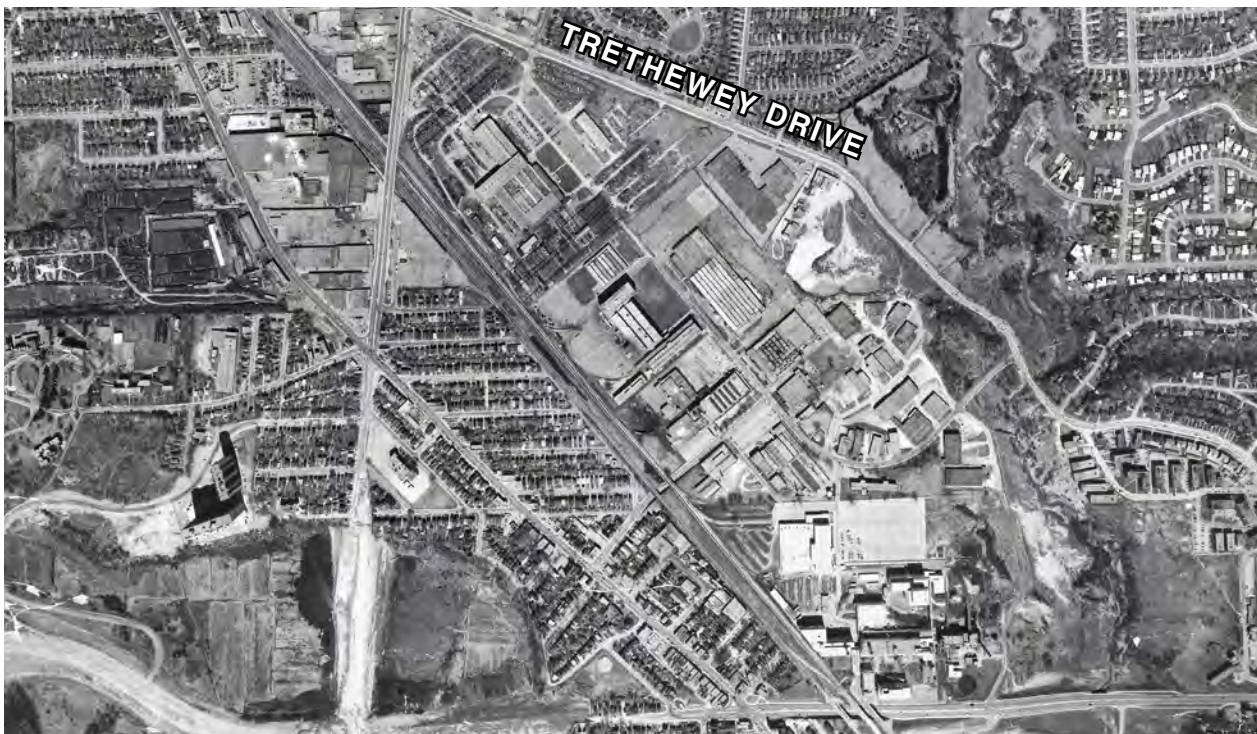


Figure 32: 1970 aerial photograph of the eastern part of the study area with industry concentrated in the area between the railway corridor and Thetheway Drive (City of Toronto Archives, 1970 Aerial, Sheet 111).



Figure 33: Characteristic post-World War II industrial building on Bertal Road (CBCollective, September 2020).



Figure 34: Looking northwest at towers at 55, 65 and 75 Emmett Avenue, from right to left (CBCollective, July 2020).



Figure 35: Advertisements for local businesses catering to cultural communities in the study area (*Mount Dennis Community Association Newsletter, Spring 2018*).



Figure 36: A collection of repeating house designs on the south side of Mahoney Avenue, identified as potential examples of workers housing within the CHRA study area (CBCollective, 2020).



Figure 37: Main street commercial row buildings at 1010 through 1016 Weston Road present varying angles to Weston Road, just south of Dennis Avenue (CBCollective, 2021).



Figure 38: A collection of continuous main street commercial row buildings on the north side of Weston Road, just north of the intersection with Dennis Avenue (CBCollective, 2020).



Figure 39: Looking northwest along Weston Road north of Eglinton Avenue West, main street commercial row buildings give way to more recent infill townhomes, behind the trees at centre (CBCollective, 2021).



Figure 40: A portion of the study area between Eglinton Avenue West, Weston Road, Jane Street and the railway corridor was screened for examples of repetitive building types that might constitute worker's housing. Housing types that repeat several times on a given street are highlighted green. A group was also identified on Bushey Avenue, south of Weston Road (City of Toronto, CBCollective 2021).

10.0 SOURCES

10.1 PRIMARY SOURCES

10.1.1 ABSTRACT BOOKS

Historical Book, Concession V, Lot 1. METRO TORONTO (66 & 64) (80), NORTH YORK, Book 174. <https://www.onland.ca/ui/80/books/11801/>

Abstract Concession V, Lot 2. METRO TORONTO (66 & 64) (80), NORTH YORK, Book 175. <https://www.onland.ca/ui/80/books/11803/>

Abstract Concession V, Lot 3. METRO TORONTO (66 & 64) (80), NORTH YORK, Book 176, p. 3 <https://www.onland.ca/ui/80/books/11804/>

Abstract Concession IV, Lots 1-2. METRO TORONTO (66 & 64) (80), NORTH YORK, Book 151. <https://www.onland.ca/ui/80/books/11744/>

Abstract Concession IV, Lot 3. METRO TORONTO (66 & 64) (80), NORTH YORK, Book 152. <https://www.onland.ca/ui/80/books/11746/>

Abstract Concession III From the Bay; Lot 39 TO 40. METRO TORONTO (66 & 64) (80), NORTH YORK, Book 84 <https://www.onland.ca/ui/80/books/11758/>

Plan 285 York; METRO TORONTO (66 & 64) (80), YORK, Book 2374 <https://www.onland.ca/ui/80/books/13984/>

Most Registered Plans in the Study Area have individual Abstract Books searchable by Plan No.

10.1.2 AERIAL PHOTOGRAPHS

Aerial Photographs		
City of Toronto Archives, Series 97: Aerial Photographs of Valley Lands		
1942		
File 10 Sheets 6 , 5 , 1 , 2		
Series 12: Aerial Photographs		
1947	1950	1953
Sheets 12C , 12G , 12H	Sheets 12C , 12D , 12G , 12H	Sheets 94 , 95 , 112 , 113 , 131 132 (note sheet is oriented south)
1956	1957	1959
Sheets 94 , 95 , 112-2 , 131 (not available online)	Sheets 62 , 63 , 81 , 82 , 101 , 102	Sheet 87 , 88 , 68 , 69

Aerial Photographs		
1960 Sheets 121 , 122 , 99 , 100 (not available online)	1961 Sheets 111 , 112	1962 Sheet 112 , 113 , 85
1963 Sheets 108 , 109	1964 Sheets 109 , 110	1965 Sheets 123 , 124
1966 Sheets 108 , 109 (is 108 our SA), 100	1967 Sheets 110 , 111 , 86	1968 Sheets 112 , 113
1969 Sheet 112 , 113	1970 Sheets 110 , 111 , 112 , 86 , 87	1971 Sheets 110 , 111 ,
1973 Sheets 127 , 128 , 102 , 101	1975 Sheets 117 , 118	1976 Sheets 91 , 92
1977 Sheets 49 , 50	1981 Sheets 28 , 17	1983 Sheets 46 , 47
1985 Sheets 46L , 47L , 46K , 47K	1987 Sheets 46L , 47K , 47L	1989 Sheets 46L , 47L , 47K
1991 Sheets 46L , 47K , 46K , 47L	1992 Sheets 46L , 47L , 47K	

National Air Photo Library Accessed via Earth Observation Data Management System		
Year	Scale	Roll + Photos
1946	20,000	A10070 + 0001; A10071 + 0060, 0062
1949	40,000	A12425 + 0080
1950	10,000	A12563 + 060-058; A12502 + 0106, 0108
1952	15,000	A13556 + 0295
1954	20,000	A13999 + 0025

Black and White Ministry of Natural Resources Aerial Photography Accessed via Archives of Ontario Website		
Year	Scale	Roll + Photos
1954	-	1954 R23 4331 -88 through -90 1954 R23 4332 -33 through -35
1949	-	1971 R50 4329 -108 through -110

Black and White Ministry of Natural Resources Aerial Photography Accessed via Archives of Ontario Website		
Year	Scale	Roll + Photos
1950	-	1978 R30 4348 -39 through -43

10.1.3 ARCHIVES & SPECIAL COLLECTIONS

West Park Healthcare Archive

- Archives Contact? jtagg@westpark.org ; 416-243-3600
- [West Park - Historical Milestones](#) (Chronology)
- [The Evolution of West Park](#)
- [SARS Crisis of 2003](#)
- [Women in West Park's History - Alexandra Biriukova](#)
- [Women in West Park's History - Dorothy Macham](#)
- [Youtube: Heritage Week - West Park Healthcare Centre](#)
- [Youtube: Jane's Walk - History and health, a visit to West Park](#)
- And what about [West Park Historical Photo Library](#) [link no longer active]

See also re: West Park / Sanatorium History:

- [CBC News: Mistreated - The legacy of segregated hospitals haunts Indigenous survivors](#)
- Back to the Park Blog: [Toronto Free Hospital for Consumptives](#)
- [Queen Mary Hospital Plaque](#)
- [WestonWeb.ca: Jane's Walk tours old piggery](#)
- [Mount Dennis CA: The Toronto Free Hospital for the Consumptive Poor](#)

Ryerson Archives & Special Collections / Ryerson Image Centre

- [Fonds SC 2005.001 - Kodak Canada Corporate Archives and Heritage CollectionKodak Canada](#)
- [The Early Years \(1899-1939\) PDF](#)
 - (see p13-15: Kodak Heights property album)
- [Online Exhibit: Kodak in Toronto, 1899-2005: A Century of Traces](#)

Canadian Kodak Publications - Various trade and employee magazines related to Canadian operations:

- 'At Kodak Heights' magazine at Ryerson Archives (not online); see: File 2005.001.07.05.03 - At Kodak Heights / Canadian Kodak Co.
- Incomplete collection of 'Kodak', 'Kodakery' (Canadian versions of), and 'The Kodak

Salesman' (via Ryerson University) PDFs accessible at: <https://mcnygenealogy.com/book/kodak/index.htm>

See also re: Kodak:

- Construction : [Vol. 10, no. 1 (Jan. 1917)] for article on new plant at Kodak Heights. Accessible at Canadiana.ca: https://www.canadiana.ca/view/oocihm.8_06651_110/4?r=0&s=1
- [KODAK CANADA: THE EARLY YEARS \(1899-1939\) EXHIBITION](#)
 - See Dianne & Al Holley interviews re: Mount Dennis

Community Organizations

Mount Dennis Community Association - Newsletters <https://www.mountdennis.ca/newsletter/>

[Weston Historical Society](#)

<https://www.westonweb.ca/>

York Collection - Former Museum of York

Photos and artifacts are in a COT storage facility in Liberty Village. Pre Covid it was possible to view through appointment tohistoricsites@toronto.ca.

10.1.4 CITY DIRECTORIES

The following chart is based on the TPL spreadsheet indexed by name with links to CDs. Hyperlinks take you directly to the Mount Dennis section of the directory. <https://docs.google.com/spreadsheets/d/1kF8EbADljPf3czSx6Pkb0iZd53nFtXD3HldPjCtp8Q/edit#gid=0>

Mount Dennis City Directories					
Mount Dennis	1899	Mount Dennis	1926	Mount Dennis	1940
Mount Dennis	1913	Mount Dennis	1927	Mount Dennis	1941
Mount Dennis	1914	Mount Dennis	1928	Mount Dennis	1942
Mount Dennis	1915	Mount Dennis	1929	Mount Dennis	1943
Mount Dennis	1916	Mount Dennis	1930	Mount Dennis	1944
Mount Dennis	1917	Mount Dennis	1931	Mount Dennis	1945
Mount Dennis	1918	Mount Dennis	1932	Mount Dennis	1946
Mount Dennis	1919	Mount Dennis	1933	Mount Dennis	1947
Mount Dennis	1920	Mount Dennis	1934	Mount Dennis	1948
Mount Dennis	1921	Mount Dennis	1935	Mount Dennis	1949

Mount Dennis City Directories					
Mount Dennis	1922	Mount Dennis	1936	Mount Dennis	1950
Mount Dennis	1923	Mount Dennis	1937	Mount Dennis	1951
Mount Dennis	1924	Mount Dennis	1938	Mount Dennis	1952
Mount Dennis	1925	Mount Dennis	1939		

10.1.5 FIRE INSURANCE PLANS

Year	Revision Date	No. Sheets
1884	--	36 (see UofT & COTA)
1890		48http://jpeg2000.eloquent-systems.com/toronto.html?image=goads_atlas/1884/g1884_pl0036.jp2
1890	1893	48
1890	1894	48
1890	1899	48
1890	1902	48
1890	1903	48
1910		52 (key) , 66 , 67 , 69 , 70 , 79
1910	1912	LAC
1910	1913/2	48 (key) , 69 , 70 , 79
	1923	69 , 70 , 79
1910	1924	48 (key) , 69 , 70 , 79
1962		1301 - 1337 (Hard copy only-held at Robart's Library, UofT)

10.1.6 MAPS

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1851 *Map of the Township of York in the County of York Upper Canada. 1851. Compiled and Drawn by J.O. Browne FSA. Civil Engineer & D.P. Surveyor. Toronto. Engraved and Printed by Jno Ellis, 8, King St.*

1860 *Tremaine's Map of the County of York Canada West, Compiled and Drawn by Geo. R. Tremaine from Actual Surveys Toronto Published by Geo. C. Tremaine, 1860.* Accessed at: <https://maps.library.utoronto.ca/datapub/digital/NG/historicTOMaps/trem0010.jpg>

1865 *Toronto, Canada West, Shewing Existing & Proposed Defences To accompany*

Report by Lieut-Colonel Jervois. Dated January 1865. London: Topographical Depot of the War Office. Available at: https://maps.library.utoronto.ca/datapub/digital/NG/historicTOMaps/1865-Jervois-MPH_1_1111x.jpg

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“South West Part of York”

“York - North”

1890 Unwin, Foster & Proudfoot. *Belt Line Map Shewing Northern Suburbs of Toronto*. 1890. Accessed at: <https://static.torontopubliclibrary.ca/da/images/LC/maps-r-57.jpg>

1892 “Birds Eye View of the Toronto Belt Line Railway” in *The Highlands of Toronto*, Toronto Belt Land Corporation, 1892. Accessed at: <http://oldtorontomaps.blogspot.com/2013/01/1892Map-of-Toronto-Showing-BeltLine-Route.html>

1913 Map of Toronto and Vicinity to Accompany Volume 22, part 1, Report of Bureau of Mines [Ontario]. Geology by A.P. Coleman and H.L. Kerr; Moraine located by F.B. Taylor, 1913.

1915 Report to the Civic Transportation Committee on Radial Railway Entrances and Rapid Transit for the City of Toronto 1915 Volume II Plans.

Plan 3. Plan showing the Built-Up Area of Toronto at different periods and topographical barriers affecting same.

Plan 4. Population dot Maps, each dot representing 100 persons, at various periods, from 1879 to 1914.

Plan 6. Present Classified Occupancy in the Built-up Area in and surrounding the City.

1932 *The Pleistocene of the Toronto Region To accompany report by A.P. Coleman*. Accessed at: https://maps.library.utoronto.ca/datapub/digital/G_3501_C5_1891_41G.jpg

1976 *Disposition of Crown Lands Township of York*. Toronto: Ontario Ministry of Natural Resources, 1976.

10.1.7 NEWSPAPERS

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Weston Times [1890-1969?] / Weston Times and Guide [1907-1963?] These weekly papers [and others] searchable at:

<http://search.ourontario.ca/results?site=Weston+Historical+Society>
<http://vitacollections.ca/westonnews/search>

The York Guardian. 1998-2018. TPL

<https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDM141984&R=141984>

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Weston Historical Society Digital Newspapers Collection

<http://vitacollections.ca/westonnews/search>

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Mount Dennis Neighbourhood Profile, 2016

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Rockcliffe-Smythe (111)

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Rockcliffe-Smythe Neighbourhood Profile, 2016

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Toronto Public Library, Research Guide to York - Township, Borough, City - 1793-1997

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Sunnyside Historical Society

[Did Indian Road Really Follow a First Nations Trail?](#)

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Youtube

[Mason Market Gardens - Eglinton Flats 1963](#)

[The Battle of Beech Hall](#)

APPENDIX A - HERITAGE FOCUS GROUP MEETINGS 1 & 2 SUMMARIES

Mount Dennis Planning Framework Study Cultural Heritage Resource Assessment

Heritage Focus Group Meeting #1

Tuesday, February 23rd, 2021

Zoom

6:30-8:00 pm

Meeting Summary

Attendance

Heritage Focus Group Members: Mary Louise Ashbourne, Simon Chamberlain, Paul Cordingley, Philip Cote, Carolyn King, Mike Mattos, John Maniezzo, Madeleine McDowell

City Planning Project Team: Pourya Nazemi (Project Team Lead, Heritage Planning), Gary Miedema (Heritage Planning), Rory McNeil (Community Planning), Vanessa Covello (Community Planning)

Consultant Project Team:

Perkins + Will: Anna Ianucci, Ashita Parekh, Paul Kulig

Common Bond Collective: Ellen Kowalchuk, David Deo

Representing Councillor Nunziata: Miran Markovic

Meeting Purpose

Heritage Focus Groups (HFG) are advisory in nature. This meeting was the first of two meetings to inform an understanding of the historical development of the Cultural Heritage Resource Assessment (CHRA) study area, including its social and community values.

Meeting Outline

HFG members began logging in just before 6:30 pm. The meeting started shortly after 6:30pm.

Pourya Nazemi gave a land acknowledgement.

Anna Ianucci welcomed participants and explained meeting procedures. Anna facilitated a round of introductions and then introduced the purpose of the meeting.

Rory McNeil provided an overview of the Mount Dennis Planning Framework Study including

the study area boundary, other initiatives in Mount Dennis and study scope, outcomes and timelines.

Pourya introduced the purpose and methodology of a Cultural Heritage Resource Assessment, including the outcomes of the Historical Overview and a list of properties considered to have heritage potential that may later be recommended for inclusion on the City's Heritage Register. Pourya also reviewed the Provincial criteria contained in *Ontario Heritage Act* Regulation 9/06 that are used to evaluate properties for cultural heritage value.

Ellen Kowalchuk presented a summary of the draft Historical Overview of the Mount Dennis CHRA study area, which was distributed in full prior to the meeting.

Anna facilitated a discussion (results summarized below by topic).

The Project Team invited HFG members to submit written feedback on the Historical Overview.

Guided Discussion Questions

- 1) What specific themes or aspects of the Study Area's history do you think are important to understand as part of the Cultural Heritage Resource Assessment?
- 2) What people, organizations, communities, or events in the Study Area's history do you think are important to understand as part of the Cultural Heritage Resource Assessment?
- 3) What buildings, areas, or features of the Study Area do you think have heritage value in relation to the neighbourhood's history?
- 4) What else should we know about the Study Area as we complete a heritage survey?

Summary of HFG Feedback (by topic)

Study Area

- For many people 'Mount Dennis' encompasses a larger area than the study boundary delineates, including Jane Park Plaza and the area north of Black Creek.
- Confirm if the Big Red Oak is within the study area.
- Historically, Mount Dennis was everything between Weston and Toronto according to the post office.

Indigenous Content

- The historical overview needs more history before European settlement. There are some interesting points on the western side of Mount Dennis connected to the ice age which is

at the edge of the ice wall that once came to that location and was a known hunting site for the paleo Indians. It was those Indigenous people known as the Ice Runner who were the ancestors of the Anishinaabe people.

- Anishnaabe present since the last ice age, Huron-Wendat moved in around 8,000 years ago, Haudenosaunee never part of this area, always further south of Great Lakes.
- Document needs to represent Indigenous culture and history, to address gaps in archaeological perspectives and conventional western narratives. Indigenous voices represent a living history and need to be consulted and are essential to truth and reconciliation. Research methods should include consultation with Indigenous people including oral histories. Oral histories are living history, on-going from generation to generation.
- Following the treaties, lots of stories about Mississaugas who returned to the area to hunt and camp on the land were mistreated by the settlers.
- Better to describe the Mississauga's seasonal travels as 'migrations' rather than 'semi-nomadic'. The latter can imply merely travelling through rather using and engaging with the land. Migration implies ongoing patterns of land use up and down the Humber River.
- Natural environment was important for Indigenous people - particularly the river, jets of high land, seasonal migrations, plants throughout the area. That story needs to be told. The LRT instigated the study, which should consider the impacts of transportation be on the area, particularly on the Humber River.
- Contemporary Indigenous populations should be recognized when discussing the area's demographics.
- The Seneca Village was known as Teiaiaagon but to pronounce it you would say Dye-A-Go which means the 'edge of knife's blade'.
- Opportunities for further exploring the Indigenous history in the area should be considered through place-making discussions.

Humber River

- Accessing stories and questions of land use can be challenging when focusing on the built environment, but they can also run deeper. Humber River is very important for Indigenous people. How can this report integrate stories and accounts of land use, particularly those related to the Humber River?
- Long history of Indigenous people cultivating the rivers. The Humber River trade route has been in use for 5,000 years, connecting to continental travel networks.

Archaeological Sites

- Archaeological lens does not always convey the natural, environmental and personal importance of sites to Indigenous people, nor do they shed any light on the sites that are not unearthed.

- There are two archaeological sites southwest of the study area, one being near the current Roselands Public School the other south of the golf course.
- Roselands peninsula archaeological site is undisturbed, dating back 2500 years. Toronto Carrying Place passes on the west side of it, with Jane Street being re-graded lower to the east than originally. Suggestion to include lands to the east of Jane Street. Possibly used when returning from the raid on Saint Marie Among the Hurons.

Residential Growth - Owner-builder / Self-built houses

- Residential growth produced a range of house types, including small, and owner-built types. Owner-built homes are reflected in the variety of house types in much of the study area. What were the building materials and sources?
- Self-built homes commonly involved a basement with tar paper clad superstructure. Houses grew by stories as owners gained the means over time. Houses at 2-4 Cliff Street at one point followed this pattern.

Industries

- Irving Tissue (formerly Facelle Industrial Building) was important not only for employment but for providing local services for residents, including playing fields, etc.
- The Kodak site is well studied and documented. Kodak was a highly sought after employer, especially so for women because it provided good wages.
- Industries also led to severe ground and water pollution, Kodak particularly.

Railways - Freight and Passenger

- Mount Dennis' street railway service started by the Toronto Suburban Railway and was eventually taken over by the TTC, who utilized a particular brand of trolley bus on the Weston Road route.
- Railways attracted industry, but not passenger service to Mount Dennis. Mount Dennis was not a commuter suburb to the City of Toronto, but locals did travel to work in Weston and Weston Toronto Junction.
- Commuter railway was also related to self-built homes.

Document Availability

- Who will have access to the document? Will it be a public document?
- Recommendation for several (three) hard copies of the document to be kept on file at the library's local history collection.

Additional Information & Suggestions

- John Graves Simcoe travel party up the Toronto Carrying Place trail stopped for lunch in the

vicinity of the Smythe Park Outdoor Pool.

- George Taylor Denison was a local landholder. Denison begrudgingly took part in efforts to quell Northwest Rebellion, while speaking out against federal treatment of settlers and Indigenous people further west.
- Sand and gravel pits featured some prominent owners - who were they? Conn Smythe had sand and gravel yards near Black Creek and a plaque is being added near them. The Anglican church operated sand and gravel pits further north.
- History should mention broken promises and economic hardships in Mound Dennis, related to Township of York, cancelled expressway and subway and industrial decline. Historical hardships and broken promises related to the area also extend to the different Indigenous groups who used the territory. The role of European settlers in the decline and depopulation of Indigenous groups needs to be explicit.

Written Feedback

One HFG member followed up after the meeting with specific comments on the draft Historical Overview. The comments included suggestions for improving the terminology and image captions used in the report as well as information about the Kodak, Irving Tissue, Weston Sanatorium and Charlton Settlement sites.

Mount Dennis Planning Framework Study Cultural Heritage Resource Assessment

Heritage Focus Group Meeting #2

Thursday, September 23rd, 2021

Zoom

6:00-8:00 pm

Meeting Summary

Attendance

Heritage Focus Group Members: Mary Louise Ashbourne, Simon Chamberlain, Paul Cordingley, Christina Hoang, Mike Mattos, Madeleine McDowell, Tom Tran

City Planning Project Team: Samantha Giguere (Heritage Planning), Pourya Nazemi (Project Team Lead, Heritage Planning), Gary Miedema (Heritage Planning), Rory McNeil (Community Planning), Vanessa Covello (Community Planning)

Consultant Project Team:

Perkins + Will: Anna Ianucci

Common Bond Collective: Ellen Kowalchuk, David Deo

Representing Councillor Nunziata: Sacha Smart

Meeting Purpose

Heritage Focus Groups (HFG) are advisory in nature. This meeting was the second of two meetings, and sought to provide an update on the Mount Dennis CHRA, while also seeking input on the heritage survey findings, specific properties of interest to the community, and other recommendations related to cultural heritage.

Meeting Outline

HFG members began logging in just before 6:00 pm. The meeting started shortly after 6:00pm with a land acknowledgement.

Anna Ianucci welcomed participants and explained meeting procedures. Anna facilitated a round of introductions and then introduced the purpose of the meeting.

Anna provided an update on the development of the Mount Dennis Planning Framework Study. She discussed phasing, additional engagement components, and some framework content including character areas.

Pourya provided an update on the Cultural Heritage Resource Assessment (CHRA), outlining its methodology and progress. He reviewed the *Ontario Heritage Act* Regulation 9/06 that are used to screen properties for cultural heritage value, and discussed how CHRA findings can be used to recommend additions to the City's Heritage Register, and inform other recommendations for studies or policies. Pourya concluded by summarizing community input received to date, from the first Heritage Focus Group Meeting, individual interviews, and Indigenous engagement initiatives.

Ellen Kowalchuk presented a summary of the Mount Dennis Historic Context Statement (HCS), followed by an update on the project's heritage survey. Ellen outlined the survey's methodology, and presented findings using images of properties identified for further research arranged by building type. After a number of questions of clarification, Ellen presented on other additional recommendations under contemplation, including additional research / study for worker's housing and the Humber River as a Cultural Heritage Landscape.

Following Ellen's presentation the meeting shifted into a discussion, loosely structured around the following questions:

- 1) Are there specific properties for which you think we should conduct further research?
- 2) Is there additional information you can share for the Irving Tissue property; and 106 Guestville Avenue?
- 3) Previously we have referred to the Study Area as an industrial suburb. How would you describe your community as it developed between the wars? How would you describe your community today?
- 4) Is there anything else about the heritage of Mount Dennis that could be captured through the Planning Framework Study?

The Project Team also invited HFG members to submit written feedback on the presentation and meeting.

Summary of HFG Discussion (by question)

Are there specific properties that should be evaluated?

- Heritage Focus Group members mentioned the Scott Funeral Home, for its important role in the community; as well as the Dennis Avenue School as a long-standing institution and legacy of the early community.

- In response to a Project Team question, railways were discussed as a development factor more related to industrial than residential development in Mount Dennis. A discussion followed on the role of public transportation in connecting Mount Dennis to communities to its north and south.
- Public housing was discussed in response to a Project Team question, including the importance of Beech Hall as affordable housing for seniors.
- In response to a Project Team question, the history of the 31st Legion branch was discussed. It was eventually connected to the area's high concentration of English immigrants in the early 20th century.

Other information you can provide about Irving Tissue?

- Heritage Focus Group members dated the industrial origins of the Irving Tissue site to Facelle in the 1930s, and offered to request additional research information from colleagues.

How would you describe your community as it developed between wars? How would you describe it today?

- Some HFG members had previously taken issue with the use of terms 'suburb' and 'sub-urban development' for Mount Dennis, since they could deny it a sense of its own heritage and independent history.
- Members debated the use of several terms, including 'Industrial Town' and 'Inner Suburb', but there was consensus on Mount Dennis being a distinct place with its own sense of identity throughout its history.
- Members discussed the resources-based origins of industry in the area, and the local emphasis historically on education and health care.

Is there anything else about the heritage of Mount Dennis that could be captured through the Planning Framework Study?

- In response to a Project Team question, members discussed demographic changes in the area, from a high concentration of Anglo-Saxon residents in the early 20th century, to an influx of European immigrants following the World War II, with Caribbean and Asian immigrants arriving more recently.
- Members discussed the community centre at 4 Hollis Street as an institution whose records might shed light on the area's demographics over time, and also discussed its relationship with 1161 Weston Road. A weekly Mount Dennis newspaper, printed between the 1920s and 1970s was also mentioned.
- Main street shops were discussed in response to a Project Team question. Members noted that Mount Dennis lacks many long-standing businesses along Weston Road, but that the small shops provide low-cost commercial opportunities. Barbershops have been used as important places for community gathering. The role of churches and businesses in providing community and recreational services was also discussed.

Written Feedback

Following the meeting, several members' additional comments and research information:

- Bibliographical sources, and a historical research background report prepared for the Irving Tissue site.
- A historical research background report prepared for 106 Guestville Avenue.
- Historic photos and summaries related to a number of sites of interest, including: 1010 Weston Road, Betty's Jam Factory, the Eglinton Flats, Dennis Avenue School, and owner-built houses at 2-4 Cliff Street. Cooper Weeks leather and York Humber High School (both outside the CHRA study area) were also included.
- Suggestion to explore incorporating physical or virtual historic artifacts related to Mount Dennis into the conserved Kodak building.
- Suggestions to review the Dennis Avenue School as part of the CHRA, in addition to 16 Rockcliffe Boulevard. The latter is located outside the Mount Dennis CHRA study area.