

Cultural Heritage Evaluation Report

304 Morningside Avenue

City of Toronto, Ontario

Draft Report

Prepared for:

HDR

100 York Boulevard, Suite 300
Richmond Hill, ON L4B 1J8

Archaeological Services Inc. File: 24CH-056

May 2024 (Revised June 2024)



Executive Summary

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 304 Morningside Avenue in the City of Toronto, Ontario. The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of single-storey residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that the property at 304 Morningside Avenue does not meet the criteria outlined in Ontario Regulation 9/06. Therefore, it does not retain cultural heritage value or interest.

The following recommendations are proposed:

1. This draft report should be submitted to Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism for review and comment. The proponent should also submit this report to any other relevant heritage stakeholder that has an interest in the project.



Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.



Project Personnel

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- **Graphics Production:** Andrew Clish, B.E.S., Senior Archaeologist - Planning Assessment Division
- **Report Reviewer(s):** Kirstyn Allam and Lindsay Graves

For further information on the Qualified Persons involved in this report, see Appendix A.



Glossary

Built Heritage Resource (B.H.R.)

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2020, p. 41).

Cultural Heritage Landscape (C.H.L.)

Definition: "...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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2020, p. 42).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2020, p. 51).



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1.0 Introduction

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 304 Morningside Avenue in the City of Toronto, Ontario (Figure 1). The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of a single-storey residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.





Figure 1: Location of the subject property at 304 Morningside Avenue and C.H.L. 1 from the Cultural Heritage Report. Source (c) Open Street Map contributors, Creative Commons n.d.

1.1 Project Overview

The Eglinton East Light Rail Transit Project is a proposed 18-kilometre light rail transit system in Scarborough. It is a distinct service built to purpose, extending from Kennedy Station to Sheppard-McCowan and Malvern Town Centre. The Eglinton East Light Rail Transit includes 27 proposed stops and five rapid transit interchanges (three local and three regional connections). The project will also involve a maintenance storage facility near the intersection of Sheppard Avenue and Conlins Road. It is anticipated that there will be a total of 15 traction power sub-stations (T.P.S.S.s) located along the route. These will be standalone at-grade structures within a radius of approximately 150 metres of a Station/Stop. The Scarborough-Malvern Light Rail Transit Environmental Assessment was the predecessor to the Eglinton East Light Rail Transit Project, for which Archaeological Services Inc. completed a Cultural Heritage Assessment Report (Archaeological Services Inc., 2009).

The proposed Eglinton East Light Rail Transit Project will expand Rapid transit services to seven Neighbourhood Improvement Areas and provide improved connections to the University of Toronto Scarborough Campus, Centennial College, and Malvern Town Centre.

1.2 Approach to Cultural Heritage Evaluation Reports

The scope of a C.H.E.R. is guided by the *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006) and the City of Toronto's *Terms of Reference for Cultural Heritage Evaluation Reports* (City of Toronto Planning & Development, n.d.).

This report will include:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building development;
- Historical mapping and photographs;
- A description of the built heritage resource that is under evaluation in this report;
- Representative photographs of the exterior and interior of the building; and
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria.

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulation 9/06. The criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the local community context

2.0 Description of the Property

The following section provides a description of the subject property.



2.1 Property Owner

The subject property is owned by:

Paul Uthama Kumar Thomas and Emily Magmaidoss

2.2 Existing Conditions

The subject property is located on the west side of Morningside Avenue, across from Tefft Road, in the City of Toronto. The property contains a single-storey brick residence and a detached garage at the rear of the property parcel. The residence has an asymmetrical roofline, vinyl siding on the front façade and an awning over the entryway. The property has a front and back yard with plantings along the fence line at the front and south sides (Figure 2 and Figure 3). The property at 304 Morningside Avenue forms part of a collection of properties on Morningside Avenue identified as a potential cultural heritage landscape (C.H.L.) in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by Archaeological Services Inc. (A.S.I.) in May 2023 (updated May 2024) (Archaeological Services Inc., 2024).





Figure 2: Aerial image of the subject property at 304 Morningside Avenue (Google Maps).



Figure 3: 304 Morningside Avenue (A.S.I., 2024).

2.3 Heritage Recognitions

The subject property does not have any previous heritage recognition.

2.4 Adjacent Lands

The subject property is within a potential C.H.L. identified in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by A.S.I. in May 2023 (updated May 2024) (Archaeological Services Inc., 2024). The post-war streetscape identified in the 2024 Cultural Heritage Report consists of both the east and west sides of Morningside Avenue from Tefft Road to Fairwood Crescent, and included 304 Morningside Avenue. The potential heritage attributes identified in the report include the variety of residences which are indicative of post-war residential design, the properties' well-proportioned massing, harmonized setbacks, and incorporation of different, while complimentary floor plans, roof designs, and exterior materials (Archaeological Services Inc., 2024).

The subject property is located within a suburban context along Morningside Avenue. North of the property on both the west and east sides of the roadway are similar post-war single-family homes. To the south of the property are several mid-to-high-rise apartment structures on the west side of Morningside Avenue and an elementary school and large commercial complex on the east side of the road, north of Kingston Road.

3.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

3.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.



3.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property. In addition, historical research was undertaken through the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- City of Toronto Archives;
- Archives of Ontario;
- Toronto Public Library;
- OnLand, Ontario Land Registry Access (O.L.R.A.);
- Scarborough Historical Society Image Gallery; and
- Library and Archives Canada.

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the property. These included:

- The City of Toronto Heritage Register (City of Toronto, n.d.);
- The Ontario Heritage Act Register (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).



3.1.2 Site Visit

A site visit to the subject property was conducted on April 10, 2024, by Leora Bebko and Kirstyn Allam of Archaeological Services Inc. The site visit included photographic documentation of the exterior of the subject property from the publicly accessible right-of-way. Permission to enter the property was not secured.

3.2 Discussion of Historical or Associative Value

Historically, the property was located on part of Lot 11, Concession 1 in the former Village of Highland Creek (later the community of West Hill following the division of the village) within Township of Scarborough. It is now located at 304 Morningside Avenue in the former borough of Scarborough in the City of Toronto.

3.2.1 Indigenous Land Use and Settlement

Current archaeological evidence indicates that southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P.



and is interpreted by archaeologists to be indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (J. Brown, 1995, p. 13; Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites focused on horticulture begin to dominate the archaeological record. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community disintegration was no longer practised and these populations now communally occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through this process, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First



Nation communities continued to practice residential mobility and to harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. In the 1640s, devastating epidemics and the traditional enmity between the Haudenosaunee and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s however, the Anishinaabeg were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.

The subject property is located within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation (Williams Treaties First Nations, 2017).

The purpose of the Johnson-Butler Purchases of 1787-1788 was to acquire from the Mississaugas all lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek, including the Carrying Place Trail.

As part of the Johnson-Butler Purchases, the British signed a treaty, sometimes referred to as the “Gunshot Treaty” with the Mississaugas in 1787 covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase and continuing east to the Bay of Quinte, where it meets the Crawford Purchase. It was referred to as the “Gunshot Treaty” because it covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984, pp. 37–45). First discussions about acquiring this land are said to have come



about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984, pp. 37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Surtees, 1984, pp. 37–45). However, descriptions of the treaty differ between the British and Mississaugas, including the depth of the boundaries: “Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an average of 15-16 miles in Colonel Butler’s description” (Surtees, 1984, pp. 37–45).

To clarify this, in 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Crown-Indigenous Relations and Northern Affairs, 2013).

The Williams Treaties were signed on October 31 and November 15, 1923 by representatives of the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation. The purpose of the treaties was to address lands that had not been surrendered through previous treaties and no negotiations preceded the signing of the Williams Treaties in 1923, with a commission established by the Federal and Provincial governments led by Treaty Commissioner A. S. Williams.

Through the Williams Treaties, the Crown received three tracts of land occupying approximately 52,000 square kilometres of land. The territory covered by the Williams Treaties stretched from the northern shore of Lake Ontario between Trent River and the Don River to Lake Simcoe and the eastern shore of Georgian Bay to the French River and Lake Nipissing and was bounded to the north and east by the Ottawa River. Specifically, the Williams Treaties include lands originally covered by the John Collins Purchase (1785), the Johnson-Butler



Purchase (1787), the Rice Lake Purchase (Treaty #20 – 1818), and the Robinson-Huron Treaty (Treaty #61 – 1850). In exchange, the signing nations received a one-time payment of \$25 for each band member as well as \$233,425.00 to be divided amongst the four Mississauga nations and \$233,375.00 to be divided amongst the three Chippewa nations. However, records of the acquisition were not clear on the extent of lands agreed upon (Surtees, 1984, pp. 37–45).

However, the seven signatory nations claimed that the original terms of the treaty were not honoured when it was written by the Crown, which included the right to fish and hunt within the treaty lands and did not include the islands along the Trent River (Surtees, 1986; Williams Treaties First Nations, 2017). In 1992, the seven Williams Treaties First Nations filed a lawsuit against the federal government — Alderville Indian Band et al v. Her Majesty the Queen et al — seeking compensation for the 1923 land surrenders and harvesting rights. This case went to trial in 2012 and in September 2018 the Federal and Provincial governments announced that they had successfully reached a settlement with the seven member nations. The settlement includes financial compensation of \$1.11 billion to be divided amongst the nations as well as an entitlement for each First Nation to add up to 11,000 acres to their reserve lands and the recognition by the Crown of the First Nation's Treaty rights to harvest on Crown lands within the treaty territories (Government of Canada, 2018).

Additional information on the Ojibway settlement and land use of southern and central Ontario was provided by the Chippewas of Rama First Nation and the oral history of the Michi Saagiig was provided to A.S.I. for use in reporting. This information is included in Appendix B.

3.2.2 Township of Scarborough

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and



overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the shorelines of major lakes and adjacent to various creeks and rivers (A.S.I., 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes and would have been in locations with good soil and suitable topography to ensure adequate drainage.

The township of Scarborough, originally called Glasgow Township, was partially laid out to the east of the township of York. Beginning in 1791, Augustus Jones surveyed the new township, and a baseline was laid out. The early survey of the township was found to be faulty and carelessly done, resulting in numerous lawsuits among property owners. To remedy this situation, a new survey of the township was undertaken under F.F. Passmore in 1864 to correct and confirm the township concession lines. In August 1793, Mrs. Simcoe noted in her diary that she and her party “came within sight of what is named in the Map the high lands of Toronto—the shore is extremely bold and has the appearance of Chalk Cliffs... they appeared so well that we talked of building a Summer Residence there and calling it Scarborough” (Bonis 1968:38). The first land grants were patented in Scarborough in 1796, and were issued to Loyalists, high ranking Upper Canadian government officials, and some absentee Loyalist grantees. Among the first landowners were: Captain William Mayne (1796); David Thomson (1801); Captain John McGill (1797); Captain William Demont (1798); John McDougall (1802); Sheriff Alexander McDonell (1806); and Donald McLean, clerk of the House of Assembly (1805).

The Euro-Canadian settlement of Scarborough remained slow, and in 1802 there were just 89 settlers in the Township. In 1803, the township contained just one assessable house and no grist or sawmills. The livestock was limited to five horses, eight oxen, 27 milch cows, seven “horned cattle” and 15 swine. In 1809 the population had increased to 140 men, women and children. The settlement and improvement of the township was aided when the Danforth Road was constructed across the township but was slowed in 1812 with the outbreak of the war. By 1819, new settlement was augmented by settlers from Britain, Scotland



and Ireland, but the population remained low at just 349 inhabitants (Bonis 1968:52).

The Township of Scarborough was incorporated as a municipality in 1850. By this time there were three grist mills and 23 sawmills on the Highland Creek and the Rouge River. Several villages were developing at the various crossroads within the township. Businesses and industries were coming to the township including shipbuilding at the mouths of Highland Creek and Rouge River. By Confederation in 1867 the settlements Scarborough Village, Woburn, Highland Creek, Ellesmere, Malvern, Agincourt, and Wexford were well established and had their own post offices (Scarborough Historical Society, 2011b).

The township remained generally rural throughout the late-nineteenth and early-twentieth centuries. Following a near-bankruptcy during the Great Depression, the Township was saved by the General Engineering Company munitions plant which opened on Eglinton Avenue East during World War Two. Following the war, this area came to be known as the Golden Mile commercial district and growth throughout the township accelerated rapidly. The urbanization of the formerly rural area that had begun in 1940s was encouraged by the opening of Highway 401 in 1956. Development in the area increased at breakneck speed: between 1950 and 1955 alone, the population more than doubled from 48,000 to 110,000 and had tripled again by 1970. Subdivision developments quickly sprang up all around the Township to accommodate the influx of new residents (Toronto, 2023).

In 1967, the Township of Scarborough became the Borough of Scarborough in the newly formed Municipality of Metropolitan Toronto. Development and growth within the borough continued throughout the twentieth century and by 1983 Scarborough incorporated as a city and then, in 1997, was amalgamated as part of the City of Toronto which is Canada's largest municipality (Mika & Mika, 1983; Toronto, 2023).



3.2.3 Village of Highland Creek

The subject property is located just northwest of the historical village centre of the Village of Highland Creek. The village was primarily centred around the intersection of Kingston Road and the Military Trail on either side of Highland Creek. One of the first settlers at Highland Creek was William Knowles, who is said to have established a smithy here in 1802. His son, Daniel Knowles, opened the first general store in the village. The first mill in the village was built by William Cornell in 1804. This structure was razed by fire, but was replaced with a gristmill on the same site by William Helliwell in 1847. This structure also burned in 1880 (R. Brown, 1997).

The settlement was first recognized officially as a community when a post office opened in 1852, with William Chamberlain as the first postmaster. The office was rocked by scandal in 1856, when the second postmaster, John Page, absconded. The post office is still in operation although its name has been changed to the West Hill sub postal outlet #2. The community once contained four stores, two hotels and two gristmills, with a total population of approximately 500 inhabitants (Crossby, 1873).

The settlement was divided in 1879 into the villages of Highland Creek and West Hill, creating a small but long-running rivalry between the neighbouring communities (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a). By 1885, Highland Creek was described as a “considerable village” with a population of about 600 (Mulvany et al., 1885). By the late 1890s, it contained three churches representing Catholics, Methodists and Presbyterians (Boyle, 1896).

The main concentration of settlement here was focused on part of Lots 6, 7 and 8 in Concession 1 on land owned by William Helliwell. The central portion of the village, located on Lot 7, was formally subdivided into 15 large building lots by a plan prepared in January 1855 (R. Brown, 1997). At that time, a cooper’s shop stood in the apex of land on the west side of the intersection of Kingston Road



and the Military Trail, and a dwelling house was located south of Kingston Road on the east side of Morrish Road.

Local tradition relates that during the 1860s, approximately 150 local businessmen and speculators formed an oil drilling company along Highland Creek. The only oil discovered here was a small amount that a prankster poured into the rig one night, although a salt deposit was discovered during the drilling operation (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a).

Highland Creek continued as rural settlement well into the twentieth century. Highland Creek, along with the rest of Scarborough Township experienced rapid growth and urbanization in the 1950s through to the 1970s with the addition of several residential subdivisions and commercial developments along Kingston Road. The community and the rest of Scarborough, as mentioned above in Section 3.2.2, became part of the city of Toronto in 1997 (Highland Creek Community Association, n.d.; Mika & Mika, 1983).

3.2.4 Settlement of West Hill

Historically, the subject property was located within the community of West Hill which was centred around the intersection of present-day Old Kingston Road and Manse Road. Initially the community of West Hill was part of the settlement of Highland Creek. In 1879, John Richardson divided the village by opening a post office on the west side of the Highland Creek valley and gave it the name West Hill. The village extended “from the top of Highland Creek valley to modern day [community of] Morningside” (R. Brown, 1997). Part of the settlement consisted of small shanties built by railway workers in the 1850s along Morningside Avenue. This part was known as Corktown due to the Irish origin of many of the workers (R. Brown, 1997).

Although much of Scarborough Township still consisted of 100 acres lots in agricultural production at the turn of the twentieth century, there were a number of five-acre lots under development in West Hill by 1900 (Bonis, 1968) and the community experienced a small development boom after streetcar service arrived



in the area in 1906. Improvements to Kingston Road in the 1920s also led to more growth. In 1936, a new Kingston Road was constructed to bypass the valley “...and subsequent road widening, and redevelopment removed most of the early village buildings between Morningside and Old Kingston Road.” Nevertheless, some heritage structures from the mid-nineteenth century survive in this community (R. Brown, 1997).

3.2.5 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, and archival images.

Historically, the subject property is located on Lot 11, Concession 1 in Scarborough Township. The crown patent for this 200-acre lot was allotted to King’s College in 1828 (O.L.R.A., n.d.). It is possible that King’s College began renting the 200-acre lot to tenants soon thereafter.¹ Among the earliest tenants may have been William Richardson, John Almond, and John Wilson. Almond may have begun residing on the property in the early 1850s (O.L.R.A., n.d.). Both Richardson’s (as W.R.) and Almond’s names appear at the southern end of Lot 11 on the 1860 *Map of the County of York*, adjacent to Kingston Road, while Wilson’s name is associated with the rest of the lot, with both a residence and sawmill thereon. The subject property appears on a 13-acre parcel of land that formerly belonged to John Almond (Figure 4).

¹ There appears to be several pages missing from the Abstract/Parcel Register Book related to the pre-1870s period.





Figure 4: The location of the subject property overlaid on the 1860 *Map of the County of York* (Tremain, 1860).



Figure 5: The location of the subject property overlaid on the 1878 *Illustrated Historical Atlas of the County of York* (Miles & Co., 1878).

Mary E.D. Shackleton, identified as a hotel keeper by the time of the 1881 census, granted the property to her daughter Hannah Shackleton in 1882. At some point in the late-nineteenth or early-twentieth century, the land came into the possession of Levi Shackleton (1854-1905) and his wife Mary Ann (1856-1936), likely relations of some kind to James and Mary E.D. Shackleton. However, the family of Mary Ann and Levi Shackleton were residing in Essex County according to the 1891 and 1901 censuses. It seems likely, then, that they rented out the subject property (Library and Archives Canada, 1891, 1901). It is plausible that they rented to one or all of George Bennett, John Jobbit, and/or James Keeler, all of whom are listed as tenants on Lot 11 in the 1908 directory. Upon Levi's death in 1905, Mary Ann became the owner of the 13-acre property and may have moved to the area. An M.A. Shackleton is listed as residing on the nearby neighbouring Lot 10, Concession 1 in the 1908 directory (Union Publishing Company, 1908). She sold the subject property to Thomas Rodda for \$3,000 in 1911 (O.L.R.A., n.d.).

The 1911 census identifies Thomas (circa 1868-1929), and his wife Annie (1868-1947) (who also went by Anna and/or Annabella in different sources), residing on Lot 11, Concession 1. Both were 41 years of age, and both had emigrated to Canada from England as children in 1878. Thomas was listed as a superintendent and a gardener (Library and Archives Canada, 1911). Two sons later served in World War One. The eldest, William Rodda (1891-1916), was a private in the 3rd Battalion. He was wounded at the battle of Courcellette on 8 October 1916, and died of pneumonia immediately thereafter (Canadian Great War Project, 2019). In 1916, Thomas and Annie's second son, also named Thomas, was a 21-year-old farmer residing in West Hill when he enlisted. He served as a private with the 127th Battalion in France and Belgium and then as a sapper with the 1st Canadian Railway Company before demobilization and his return to West Hill in 1919 (Canadian Expeditionary Force, n.d.).

The Rodda residence is likely the black square, indicating a wooden house on the map, to the north of the subject property on the 1914 topographic map, and which is located in a rural-agricultural context north of Kingston Road and the



radial railway (Figure 6). No structure appears on the subject property at this time.



Figure 6: The location of the subject property overlaid on a 1914 topographic map, Markham Sheet (Department of Militia and Defence, 1914).

The 1921 census shows Thomas Rodda, his wife Anna, and their two sons Thomas and George living on Lot 11, Concession 1 in a wood house that they owned. Thomas was listed as a superintendent at a company called Dominion while Anna was a housewife. The younger Thomas was a gardener. Others residing on Lot 11 at this time include, but are not limited to, the families of Harold and Annie Hughes, James and Elizabeth Wilson, and sisters Annie and Lillian Wilson (Libraries and Archives Canada, 1921).

The property owner, Thomas Rodda, died in 1929 and the land ownership transferred to Anna. Their son Thomas Rodda (1893-1965) married Eileen Rodda (1903-1983) in 1924. However, as late as 1931, the couple resided with Thomas' widowed mother, Anna, and Thomas' siblings in a six-room wooden house on Lot 11 (Library and Archives Canada, 1931). It is plausible that the house pictured

below (Figure 7) was the house described in the 1931 census, though it remains unknown exactly where this house was located.



Figure 7: Tom Rodda House, West Hill, undated (Scarborough Historical Society, n.d.).

In 1933, Thomas Rodda acquired the subject property from his mother (O.L.R.A., n.d.). In June 1936, Thomas and Eileen Rodda sold the subject property – then having a single house on a large property equivalent to what is now 300, 302, 304 Morningside Avenue as well as 124, 126, 127, 128, 129, and 131 Rodda Boulevard – to John H. and Louise A. Conley. However, the Conleys then sold the property to Mary Graham and William Bicknell only a few months later. Upon Mary Graham's death circa 1946, the subject property came entirely under the ownership of William Bicknell. Bicknell and/or Graham may have resided in a house on the property, which is approximately where 304 Morningside Avenue is now located. While a portion of a house does appear on the subject property in the 1947 aerial image (Figure 8), this does not appear to be the extant residence.



Figure 8: The location of the subject property overlaid on a 1947 aerial photograph (City of Toronto Archives, 1947).

When William Bicknell died circa 1952, Margaret E. Loose, the administrator of the estate, sold the property to Chester and Mildred Hoiak (O.L.R.A., n.d.). They resided in what was still the only house on their large property at this time, one which the 1953 Voters List identifies as 304 Morningside Avenue (Library and Archives Canada, 1953). Over the following decade, the area around the subject property was developing rapidly, and included new residential developments, as well as commercial buildings, apartment buildings, and educational buildings (Figure 9 to Figure 10).



Figure 9: The location of the subject property overlaid on a 1956 aerial photograph (City of Toronto Archives, 1956).

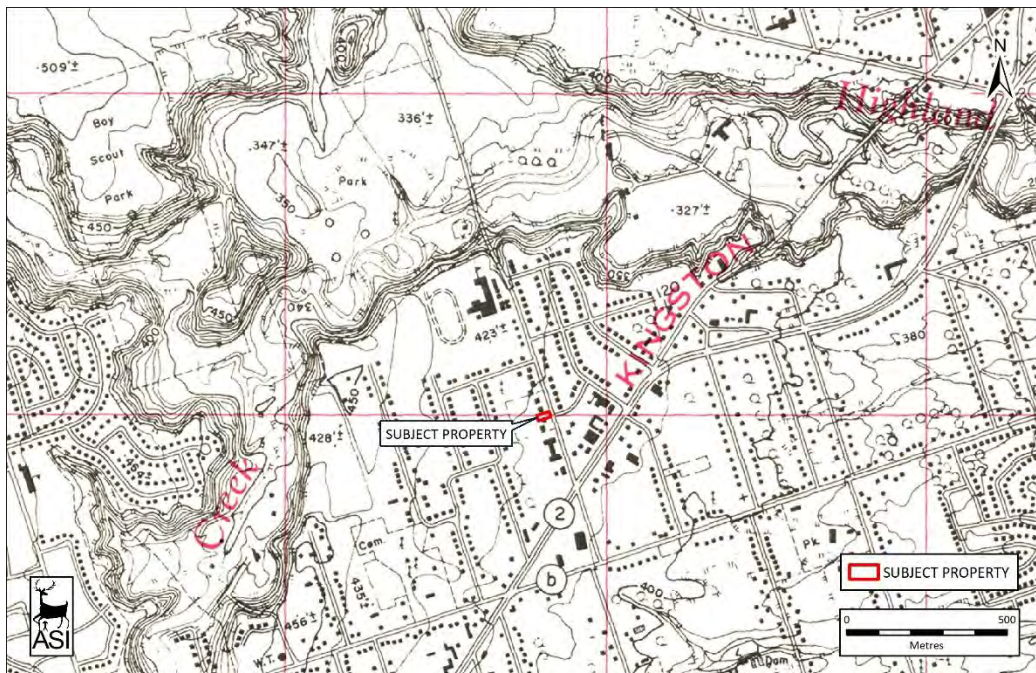


Figure 10: The location of the subject property overlaid on a 1961 topographic map, Highland Creek sheet (Army Survey Establishment, 1961).

In 1954, the Hoiaks divided up their property into three and sold two of these lots – neither of which had residences thereon – to new owners, while they themselves continued to reside in a residence on the subject property.² In subsequent years houses were built on the two lots to the south of the subject property. In November 1954, they sold the subject property to Allan and Ivy Gould (O.L.R.A., n.d.). The 1957 Voters List identifies the occupants of a house at 304 Morningside Avenue as Allan Gould, a postman, and Barbara Gould (Library and Archives Canada, 1957). Once again, though, this was not the extant residence at 304 Morningside Avenue, but rather a house that was located at approximately the same location.

In 1959, the Goulds sold the rear (west) part of the property to Frank A. Enfield, likely for the development of what is now Rodda Boulevard, which commenced in the early 1960s. However, they continued to reside within a residence at 304 Morningside Avenue. That same year, they took out a mortgage from J.S. Mika Construction Limited, a building firm. A second mortgage was taken out in 1960 (O.L.R.A., n.d.). It is most plausible that the residence that the Goulds had been residing in was demolished and replaced by the extant residence in roughly the same location between 1960 and 1965. This is supported by the mortgages taken out on the property, by some construction activity shown on air photos during this period, and also the construction materials and housing style which suggests a mid-late twentieth-century residential construction date.

In 1967, Allan Gould and Ivy McNeill (formerly Gould) granted the property to Ivy McNeill and Augustus McNeill. The following year, the Voters List identifies the occupants as Augustus McNeill, a sheet metal worker, and Mrs. Barbara McNeill (Library and Archives Canada, 1968).³

² The two houses at 300 and 302 Morningside Avenue were both formerly on the Hoiak property. The former was erected circa 1955 while the latter was erected circa 1964.

³ It is suspected that Barbara and Ivy are the same person.



In 1971, Augustus and Ivy McNeill sold the subject property to Leonard and Ruth Budd, though Ruth alone came to own the property in 1977. The Budds continued to own the property until 1987, when Ruth Budd sold it to Randy Richard Ryckman and his wife Lynn Ann Ryckman. In 1990, Ryckman sold the property to Eileen Cahouri who then sold it the following year to Lawrence John Klein and Janet Florence Klein (O.L.R.A., n.d.). At the time of the Klein's ownership, the subject property was located in a primarily residential context in Scarborough (Figure 11).



Figure 11: The location of the subject property overlaid on a 1992 aerial photograph (City of Toronto Archives, 1992).

Lawrence and Janet Klein sold the subject property to Donna Mackie in 1998, who then sold it to Richard Gayle in 2002, who soon thereafter sold it to Gail Alfred. In 2004, the property was purchased by Sarita Bhatia in a Power of Sale. She owned the property until 2014, when it was purchased by Dasaradha Ram and Indira Rani Nuthakki as well as Koteswara Rao and Viswapriya Polavarapu. These couples then sold the property to Paul Uthama Kuma Thomas and Emily Magimaidoss in 2016 and they remain the owners today (ServiceOntario, 2024).

The subject property had a number of owners in the later half of the twentieth century and first two decades of the twenty-first century. However, research did not reveal any significant historical associations between the various historic owners/occupants and the broader community.

3.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the subject property.

3.3.1 Physical Characteristics

The subject property at 304 Morningside Avenue is a residential property on a residential section of Morningside Avenue. The property contains a single-storey residence and a detached garage at the rear of the property parcel on the north side; both are accessed by a driveway. The property has a front and back yard with plantings along the fence line along the east and south sides (see Figure 12 to Figure 15).

Landscape

The property at 304 Morningside Avenue has a grassed lawn at the front and the rear of the property. There is a small circular garden in the centre of the front lawn with a short pine shrub in the centre. There is a small tree between the house and the garden. A paved driveway from Morningside Avenue runs between the house and the northern property boundary providing access to a detached garage at the rear of the property. There appear to be several mature trees along the rear property line. The property is bordered by a mixture of chain link and wood fencing. There are plantings along the fence on the east and south sides as well as the north side towards the front of the property, between the fence and the driveway.

Residence

The residence is a single-storey brick structure with a square footprint, cement foundations and a small addition on the rear (Figure 12). The residence has an



asymmetrical front gable roof with vertical vinyl white siding in the gable. The front façade (eastern elevation) and southern elevation are clad in yellow siding. There is an off-centre entry door which is flanked by a large sash window to the south and a small square sash window to the north (Figure 13). There is a cement porch in front of the entry door that extends to near the north end of the façade. The porch is covered with an awning and is surrounded by wooden railings and accessed via cement stairs (Figure 14). The brick construction of the house is visible on the northern elevation (Figure 15). There is a chimney at the rear of the residence that appears to be constructed of a different type of brick above the roofline. The roof has asphalt shingles. Windows in the foundation indicate the presence of a basement.



Figure 12: The front and northern elevations of the residence at 304 Morningside Road (A.S.I., 2024).



Figure 13: Detail view of front façade showing the asymmetrical roofline, windows, doors, and cladding (A.S.I., 2024).



Figure 14: Detail view of front porch and awning (A.S.I., 2024).



Figure 15: Detail view of brick construction on northern façade (A.S.I., 2024).

Garage

Towards the rear of the property parcel on the north side is a single car, detached garage with a rectangular footprint and gable roof (Figure 16). The structure may have been built around the same time as the house, however it has been updated with modern materials, such as the rolling garage door, over time. The structure appears to be clad in stucco with horizontal siding in the front gable. There is a white, rolling garage door on the eastern elevation. The garage is accessed by a paved driveway.



Figure 16: Detail view of the detached garage (A.S.I., 2024).

3.3.2 Building Evolution and Alterations

As no original building plans were available at the time of review, this assessment of building alterations is based on a visual inspection from the publicly accessible right-of-way. At the rear of the residence is a small addition that appears to extend across approximately three quarters of the rear elevation of the house. The addition is not visible from the public right of way but can be seen in aerial images of the property. Based on a review of historical aerial photographs, the addition appears to have been added in the late 1970s or early 1980s. The roof and windows on the house appear to have been replaced fairly recently and the siding on the front and southern elevations of the south may have been a later addition to the structure.

3.3.3 Building Style or Typology

The subject property is within an area that is generally characterized by post-World War Two residential developments. These types of residential developments, built between 1940 and 1960, are often referred to as “Victory

Housing” as they were originally built to house workers coming to urban areas to work in war-time manufacturing and munitions plants. Victory Houses were initially temporary frame houses constructed by the Wartime Housing Corporation, later the Central/Canada Mortgage and Housing Corporation (C.M.H.C.), of prefabricated pieces and standardized materials that could be assembled on-site in as little as 36 hours. These house plans were later adapted to provide permanent housing for returning veterans and their families that could be rented and later purchased through support from the Veteran’s Land Act. The C.M.H.C. developed a series of government-approved floorplans that could be cheaply and swiftly constructed by developers, the most common of which was the “Strawberry Box” house, which was a customizable design with the basic form being one-and-a-half-storeys tall with a steeply pitched gable roof and small sashed windows (Figure 17). Among the other C.M.H.C. plans were a variety of styles including bungalows (Figure 18) and more modern designs (Figure 19) which varied in massing and materiality. The houses were single family, detached homes, typically in the range of 1000 square feet with yards big enough to have a garden and were built alongside one another forming unified neighbourhoods. Some other common features of Victory Houses include clapboard façades (though brick and shingle were not uncommon), central or off-centre entryways, asymmetrical façades, and simple designs (Bochove, 2021; “Dear Urbaner,” 2022; Wicks, 2007). Victory Housing neighbourhoods are easily identified by their uniformity and simplicity. As Thomas Wicks describes them, “Their uniqueness stems not from their design but from the factors that contributed to their existence (the war) and from the streetscapes they created” (Wicks, 2007). In the City of Toronto, Victory Housing is most common in North York, East York, Etobicoke, and southern Scarborough.



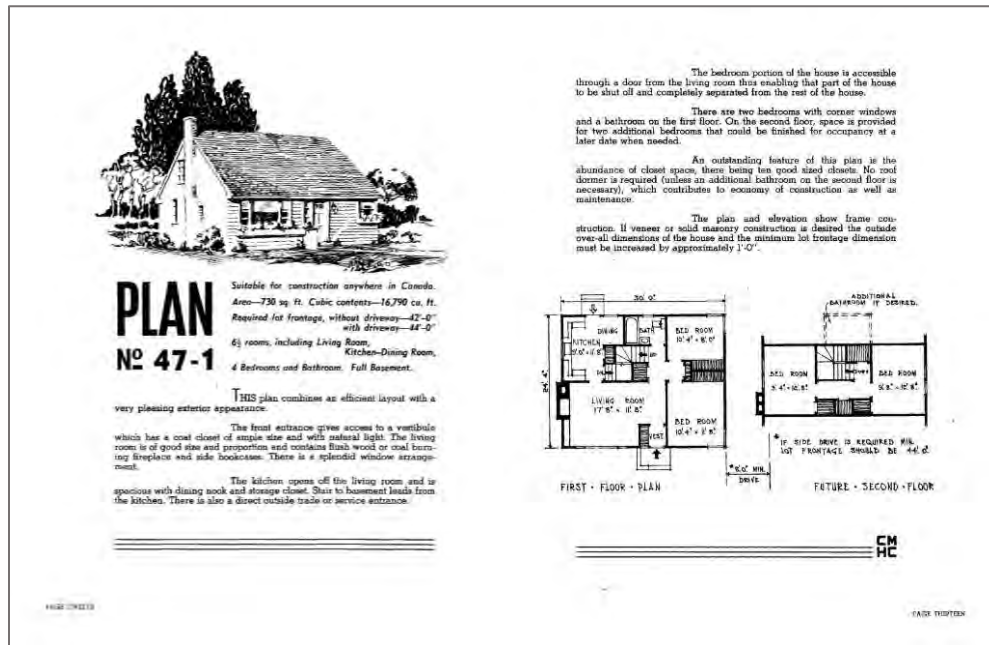


Figure 17: Plan 47-1 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a strawberry box style home (Canada Mortgage and Housing Corporation, 1947).

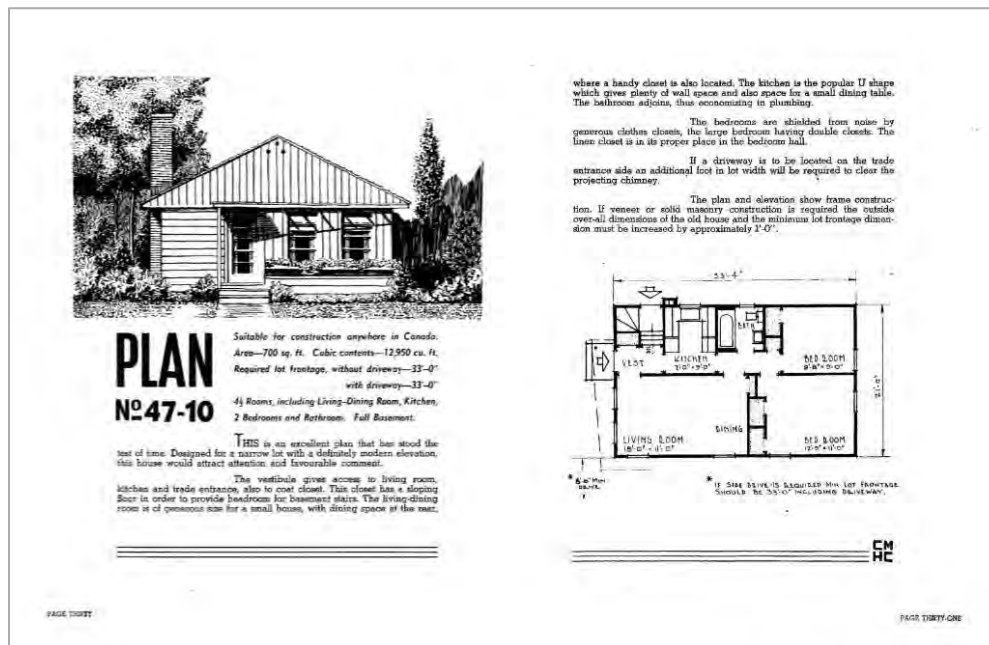


Figure 18: Plan 47-10 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a single-storey bungalow-type home with an off-centre entryway (Canada Mortgage and Housing Corporation, 1947).

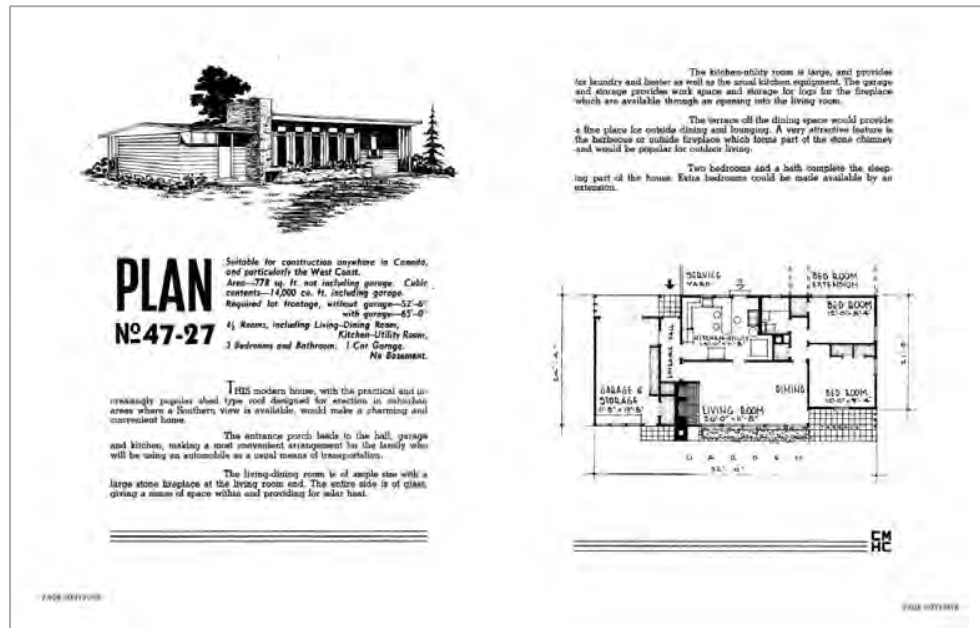


Figure 19: Plan 47-27 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a more modern design with a irregular roofline and asymmetrical façade (Canada Mortgage and Housing Corporation, 1947).

The residence has several features of these types of houses: its small size, sizable yard, small sash windows (though the extant windows do not appear to be original to the house), and off-centre entryway. The residence at 304 Morningside Avenue was built between 1960 and 1965 and therefore was constructed very late in the Victory Housing period or just after.

3.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

3.4.1 Setting and Character of the Property and Surroundings

The subject property is located within a suburban context within the West Hill area of Scarborough in the City of Toronto. Morningside Avenue is a north-south arterial road with four lanes of traffic. Morningside Avenue is generally characterized by single-family homes built in the mid-twentieth century as part of Scarborough's mid-twentieth century suburban development boom. Many of the

houses constructed during this time period were known as Victory Houses. These homes are generally small, single-storey residences but vary in floorplan and material.

Along this section of Morningside Avenue there are a still a few intact post-war houses; however, during field review it was noted that most of the extant homes constructed during this period have been added to and/or altered in the decades following their construction and some of the original mid-twentieth century homes have been replaced with late twentieth or early twenty-first century infill. Morningside Avenue itself has been widened considerably since the original post-war development period and sidewalks have been added, significantly reducing the original lot sizes and altering the original character of the street (Figure 20).

The side streets in the surrounding area are also predominately Victory Housing, with some houses having been replaced by larger, later twentieth-century structures. South of the subject property on Morningside Avenue are apartment buildings and a large commercial plaza. North of the identified post-war streetscape is West Hill Collegiate Institute, a school complex constructed in the mid twentieth century and added to considerably since, and the Highland Creek valley which creates a natural dividing line between the present-day communities of West Hill and Morningside.





Figure 20: Looking southwest on Morningside Avenue toward the subject property (circled) (A.S.I., 2024).

3.4.2 Community Landmark

The subject property at 304 Morningside Avenue is not considered to be a landmark within the community. The residence is not featured on heritage walking tours. The house is also not physically or visually prominent within its immediate context through distinct architectural features, materials, built form, height, or arrangement on the lot. The size and massing of the house, including its lotting pattern are typical of a residential property within the neighbourhood. The subject property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

3.5 Comparative Analysis

Comparative analysis is generally used to establish a property's relative rarity and to establish a context for its potential design, associative, and contextual values as assessed by applying Ontario Regulations 9/06. Assessment is tied to the built

form (i.e., whether it is a rare, unique, representative or early example of a style, type, expression, material or construction method).

An examination of the surrounding neighbourhood and similar arterial roadways was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. Three properties were identified as being of similar form and massing. Comparative examples were selected to compare building typology and to situate the property at 304 Morningside Avenue in relation to its local context. Each of the three examples presented below (Figure 21 to Figure 23) express elements of Victory Houses through their massing, size, and off-centre entryways, as well as their location within a larger Victory Housing development.

3.5.1 315 Morningside Avenue

The property at 315 Morningside Avenue is located across the street from the subject property and contains a one-and-a-half-storey Victory House-style residence with a small addition on the rear (Figure 21). Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The residence is constructed in the “Strawberry Box” style with one-and-a-half-storeys, a steeply pitched gable roof and sashed windows. The front façade is asymmetrical with a bay window to the south of the front door. The residence is clad in siding and there is a small concrete porch in front of the entryway. There is a brick chimney on the residence’s northern elevation. At the rear of the residence, on the south side, a breezeway connects the addition to a detached garage.





Figure 21: 315 Morningside Avenue (A.S.I., 2024).

3.5.2 56 Amiens Road

The property at 56 Amiens Road contains a single-storey Victory House-style residence with a gable roof (Figure 22). The property is located just west of the subject property within a Victory Housing period residential development that includes Amiens Road, Fairwood Crescent, Beath Street, and Tefft Road. This residential area was noted as a good example of intact mid-twentieth-century residential streetscapes with many extant and minimally altered residences from this period. Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The front elevation features a front-facing gable roof and a central entryway. The façade is asymmetrical with a bay window to the north of the front door and a verandah that extends over the front door and the bay window. There is a small concrete porch with iron railings in front of the entryway. The windows are generally sashed windows of varying sizes. A brick chimney extends above the roofline on the north side, towards the rear of the structure.



Figure 22: 56 Amiens Road (Google Street View, 2019).

3.5.3 93 Sheppard Avenue East

The property at 93 Sheppard Avenue East is located along an arterial roadway with active transit links in North York, in the City of Toronto. It is located on a stretch of Sheppard Avenue with several extant groupings of Victory Houses, most of which have been converted for commercial use. Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The property contains a one-and-a-half-storey residence (Figure 23). The residence is constructed in the “Strawberry Box” style with one-and-a-half-storeys and a steeply pitched gable roof. The front façade is asymmetrical with an off-centre entryway and a larger window to the west of the front door. The windows are a mixture of sash windows on the sides of the structure and casement windows on the front. There is a small gable on the front façade creating a small verandah with decorative woodwork on the front. The residence is brick with the front and side gables clad in siding. There is a small concrete front porch with metal railings.



Figure 23: 93 Sheppard Avenue East (A.S.I., 2024).

3.5.4 Summary

Two of the comparative sample properties are located within the vicinity of the subject property and the third is located within a similar context on an arterial roadway within the City of Toronto. These properties all contribute to the context of a mid-twentieth century, post-war, housing development. Victory Houses remain very common in the former Borough of Scarborough and within the City of Toronto in general, though they are increasingly at risk of demolition and replacement with individual larger homes, condominium developments, and commercial structures where they are situated along major roadways.

Several largely intact Victory Housing developments remain within the City of Toronto, particularly in Etobicoke, North York, East York, and southern Scarborough. The Topham Park neighbourhood of East York just outside the western border of Scarborough, with its many extant and minimally-altered Victory Houses and winding streets, is an intact and representative example of the architectural style and suburban planning patterns that were typical of the mid-twentieth-century period (Figure 24).



Figure 24: Merritt Road in the Topham Park neighbourhood, East York (Google StreetView, 2021).

The subject property, constructed between 1960 and 1965, is considered a very late example of a Victory House, which was a common construction style between 1940 and 1960. The comparable residences at 315 Morningside Avenue, 56 Amiens Road, and 93 Sheppard Avenue West were all constructed in the late 1940s to early 1950s, making 304 Morningside Avenue the youngest structure within the comparative sample. The houses at 315 Morningside Avenue and 93 Sheppard Avenue East are both “Strawberry Box” designs which is the type of house most commonly associated with Victory Housing, however all the properties contain features commonly associated with the typology, including their size, massing, height, fenestration, construction materials, and asymmetrical façades.

4.0 Community Engagement

The following section outlines the community engagement that was undertaken to gather and review information about the subject property.

4.1 Community Input

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Lindsay Parsons, Assistant Planner, City of Toronto (email correspondence 15 and 25 April 2024). A request was sent for a search of any Victory Houses or post-war streetscapes with previous heritage recognition. A response indicated that no other Victory Houses or post-war streetscapes with heritage recognition were found in the City's Heritage Register.
- Scarborough Historical Society (email correspondence 2 April 2024). A request for information regarding the history of the subject property, the family history of John Wilson, John Wilson's sawmill, and the Rodda family. Also requested was information on the history of the West Hill community. A response was not received by the time of report submission.
- Scarborough Preservation Panel (email correspondence 5 and 12 April 2024). A request for information on the property and neighbouring properties (306, 308, 310, 314, 316, 318, 320, 324, and 344 Morningside Avenue) was sent. A response indicated that the property is not included on a list or is considered a potential heritage property by the committee. The response also included that most homes varied in age from 1930 to 1990s with no particular architectural features. A record of the consultation with the Scarborough Preservation Panel has been included in Appendix C.

4.2 Public Consultation

The final report will go to public review through the 30-day review following the Transit Project Assessment Period.



4.3 Agency Review

The draft report will be submitted to the Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism. Any feedback received will be considered and incorporated into this report as appropriate.

The following communities will receive this report for review and comment:

- Mississaugas of Scugog Island First Nation
- Hiawatha First Nation
- Alderville First Nation
- Curve Lake First Nation
- Chippewas of Georgina Island First Nation
- Chippewas of Rama First Nation
- Beausoleil First Nation
- Mississaugas of the Credit First Nation

This report, and this section, will be updated following the receipt of any additional comments from community engagement, prior to report finalization.

The final report will be submitted to the City of Toronto and the Ministry of Citizenship and Multiculturalism for their information.

5.0 Heritage Evaluation

The evaluation of the subject property at 304 Morningside Avenue using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Toronto.

5.1 Ontario Regulation 9/06

Evaluation of the subject property at 304 Morningside Avenue using Ontario Regulation 9/06 of the *Ontario Heritage Act*.



1. The property has design value or physical value because it:

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:
 - The subject property does not meet this criterion.
 - The residence at 304 Morningside Avenue was built between 1960 and 1965 and therefore was constructed very late in or just after the Victory Housing period. While the residence has several features of these types of houses: its small size, sizable yard, small sash windows, and off-centre entryway, it has been altered with new windows, extensions and the addition of a garage. Moreover, Victory Houses are a common typology within the City of Toronto, with several more intact and representative examples of this mid-twentieth-century house and streetscape in the City.
- ii. displays a high degree of craftsmanship or artistic merit:
 - The subject property does not meet this criterion.
 - The residence on the property uses common building materials and design elements that are common to the City of Toronto and does not display a high degree of craftsmanship or artistic merit.
- iii. demonstrates a high degree of technical or scientific achievement:
 - The subject property does not meet this criterion.
 - The residence does not demonstrate a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:
 - The subject property does not meet this criterion.
 - The house was likely constructed by Allan and Barabara Gould between 1960 and 1965. A number of people owned the subject property in the later decades of the twentieth century and first two decades of the twenty-first century. However, research did



- not reveal any significant historical associations between the various owners/occupants and the broader community.
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:
- The subject property is not known to meet this criterion at this time.
 - There is no indication that the subject property has the potential to yield information that contributes to an understanding of a community or a culture.
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:
- The subject property does not meet this criterion.
 - The architect, builder, and designer of the residence are unknown.
3. The property has contextual value because it:
- i. is important in defining, maintaining or supporting the character of an area:
- The subject property does not meet this criterion.
 - The subject property is located on the west side of Morningside Avenue in the former Borough of Scarborough in the City of Toronto. The property is within a suburban context that came into being during Scarborough's mid-twentieth century suburban development boom. The subject property is one of many similar residences along this stretch of Morningside Avenue and the surrounding side streets and is not considered to be individually important in defining, maintaining, or supporting the character of the area. Furthermore, many of the houses along Morningside Avenue that were constructed during this period have been added to or otherwise altered since their construction and a number have been replaced entirely. Also detracting from the original context is that Morningside Avenue has been considerably widened since the post-war development period and



sidewalks have been added, which has significantly reduced the original lot sizes, altering the post-war character of the area.

ii. is physically, functionally, visually or historically linked to its surroundings:

- The subject property does not meet this criterion.
- The subject property is linked to its immediate surroundings but does not have a significant relationship to its broader context given the alteration of the original post-war development context through physical changes that Morningside Avenue has experienced and through the infill and alterations to many individual properties along this stretch of Morningside Avenue. As such, it is not considered to retain physical or visual links to its surroundings. The alteration to the surrounding context from the mid-twentieth century suburban development boom has resulted in the loss of the historical link to the property's surroundings.

iii. is a landmark:

- The property does not meet this criterion.
- The subject property at 304 Morningside Avenue is not considered to be a landmark within the local context. The residence is not featured on heritage walking tours. The house is also not physically or visually prominent within its immediate context through distinct architectural features, materials, built form, height, or arrangement on the lot. The size and massing of the house, including its lotting pattern are typical of a residential property within the neighbourhood. The subject property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

Based on available information, it has been determined that the property at 304 Morningside Avenue does not meet the criteria contained in Ontario Regulation 9/06.



6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Toronto. This evaluation determined that the property at 304 Morningside Avenue does not meet the criteria outlined in Ontario Regulation 9/06. Therefore, it does not retain cultural heritage value or interest.

The following recommendations are proposed:

1. This draft report should be submitted to Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism for review and comment. The proponent should also submit this report to any other relevant heritage stakeholder that has an interest in the project.



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Appendix A: Qualified Persons Involved in the Project

Lindsay Graves, M.A., C.A.H.P.

Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Lindsay Graves** (M.A., Heritage Conservation), Senior Cultural Heritage Specialist and Assistant Manager for the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Lindsay is academically trained in the fields of heritage conservation, cultural anthropology, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the assessment, evaluation, and protection of built heritage resources and cultural heritage landscapes. Lindsay has extensive experience undertaking archival research, heritage survey work, heritage evaluation and heritage impact assessment. She has also contributed to cultural heritage landscape studies and heritage conservation plans, led heritage commemoration and interpretive programs, and worked collaboratively with multidisciplinary teams to sensitively plan interventions at historic sites/places. In addition, she is a leader in the completion of heritage studies required to fulfill Class Environmental Assessment processes and has served as Project Manager for over 100 heritage assessments during her time at A.S.I. Lindsay is a member of the Canadian Association of Heritage Professionals.

Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies

Cultural Heritage Analyst and Project Manager – Cultural Heritage Division

The Project Manager for this Cultural Heritage Evaluation Report is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural Heritage Analyst and Project Manager within the Cultural Heritage Division. She



was responsible for day-to-day management activities, including scoping and conducting research activities and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario. Kirstyn is an intern member of C.A.H.P.

Leora Bebko, M.M.St.

Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division

The Cultural Heritage Technician for this project is **Leora Bebko** (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her degree she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time researching heritage foodways and baking in historic kitchens. In 2022, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.



Michael Wilcox, P.h.D.
Historian – Cultural Heritage Division

The report writer for this report is **Michael Wilcox** (P.h.D., History), who is a historian within the Cultural Heritage Division. He was responsible for preparing and contributing to background historical research, reviewing existing heritage inventories, and technical reporting for this project. His current responsibilities focus on identifying and researching historical documents as well as background research, assessment, and evaluation of built heritage resources and cultural heritage landscapes in Ontario. He has over a decade of combined academic and workplace experience in conducting historical research and crafting reports, presentations, articles, films, and lectures on a wide range of Canadian history topics.



Appendix B: Indigenous Oral Histories provided to A.S.I.

Chippewas of Rama First Nation

The Chippewas of Rama First Nation are an Anishinaabe (Ojibway) community located at Rama First Nation, ON. Our history began with a great migration from the East Coast of Canada into the Great Lakes region. Throughout a period of several hundred years, our direct ancestors again migrated to the north and eastern shores of Lake Huron and Georgian Bay. Our Elders say that we made room in our territory for our allies, the Huron-Wendat Nation, during their times of war with the Haudenosaunee. Following the dispersal of the Huron-Wendat Nation from the region in the mid-1600s, our stories say that we again migrated to our territories in what today is known as Muskoka and Simcoe County. Several major battles with the Haudenosaunee culminated in peace being agreed between the Anishinaabe and the Haudenosaunee, after which the Haudenosaunee agreed to leave the region and remain in southern Ontario. Thus, since the early 18th century, much of central Ontario into the lower parts of northern Ontario has been Anishinaabe territory.

The more recent history of Rama First Nation begins with the creation of the “Coldwater Narrows” reserve, one of the first reserves in Canada. The Crown intended to relocate our ancestors to the Coldwater reserve and ultimately assimilate our ancestors into Euro-Canadian culture. Underlying the attempts to assimilate our ancestors were the plans to take possession of our vast hunting and harvesting territories. Feeling the impacts of increasingly widespread settlement, many of our ancestors moved to the Coldwater reserve in the early 1830s. Our ancestors built homes, mills, and farmsteads along the old portage route which ran through the reserve, connecting Lake Simcoe to Georgian Bay (this route is now called “Highway 12”). After a short period of approximately six years, the Crown had a change of plans. Frustrated at our ancestors continued exploiting of hunting territories (spanning roughly from Newmarket to the south, Kawartha Lakes to the east, Meaford to the west, and Lake Nipissing to the



north), as well as unsuccessful assimilation attempts, the Crown reneged on the promise of reserve land. Three of our Chiefs, including Chief Yellowhead, went to York under the impression they were signing documents affirming their ownership of land and buildings. The Chiefs were misled, and inadvertently allegedly surrendered the Coldwater reserve back to the Crown.

Our ancestors, then known as the Chippewas of Lakes Simcoe and Huron, were left landless. Earlier treaties, such as Treaty 16 and Treaty 18, had already resulted in nearly 2,000,000 acres being allegedly surrendered to the Crown. The Chippewas made the decision to split into three groups. The first followed Chief Snake to Snake Island and Georgina Island (today known as the Chippewas of Georgina Island). The second group followed Chief Aissance to Beausoleil Island, and later to Christian Island (Beausoleil First Nation). The third group, led by Chief Yellowhead, moved to the Narrows between Lakes Simcoe and Couchiching and eventually, Rama (Chippewas of Rama First Nation).

A series of purchases, using Rama's own funds, resulted in Yellowhead purchasing approximately 1,600 acres of abandoned farmland in Rama Township. This land makes up the core of the Rama Reserve today, and we have called it home since the early 1840's. Our ancestors began developing our community, clearing fields for farming and building homes. They continued to hunt and harvest in their traditional territories, especially within the Muskoka region, up until the early 1920's. In 1923, the Williams Treaties were signed, surrendering 12,000,000 acres of previously uncaded land to the Crown. Once again, our ancestors were misled, and they were informed that in surrendering the land, they gave up their right to access their seasonal traditional hunting and harvesting territories.

With accessing territories difficult, our ancestors turned to other ways to survive. Many men guided tourists around their former family hunting territories in Muskoka, showing them places to fish and hunt. Others worked in lumber camps and mills. Our grandmothers made crafts such as porcupine quill baskets and black ash baskets, and sold them to tourists visiting Simcoe and Muskoka. The children were forced into Indian Day School, and some were taken away to



Residential Schools. Church on the reserve began to indoctrinate our ancestors. Our community, along with every other First Nation in Canada, entered a dark period of attempted genocide at the hands of Canada and the Crown. Somehow, our ancestors persevered, and they kept our culture, language, and community alive.

Today, our community has grown into a bustling place, and is home to approximately 1,100 people. We are a proud and progressive First Nations community.

Michi Saagiig (Mississauga Anishinaabeg)

This detailed Michi Saagiig oral history by Gitiga Migizi from 2017, a respected Elder and Knowledge Keeper of the Michi Saagiig Nation, was provided to A.S.I. by Dr. Julie Kapyrka on behalf of Curve Lake First Nation for inclusion in this report:

“The traditional homelands of the Michi Saagiig (Mississauga Anishinaabeg) encompass a vast area of what is now known as southern Ontario. The Michi Saagiig are known as “the people of the big river mouths” and were also known as the “Salmon People” who occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake. Their territories extended north into and beyond the Kawarthas as winter hunting grounds on which they would break off into smaller social groups for the season, hunting and trapping on these lands, then returning to the lakeshore in spring for the summer months.

The Michi Saagiig were a highly mobile people, travelling vast distances to procure subsistence for their people. They were also known as the “Peacekeepers” among Indigenous nations. The Michi Saagiig homelands were located directly between two very powerful Confederacies: The Three Fires Confederacy to the north and the Haudenosaunee Confederacy to the south. The Michi Saagiig were the negotiators, the messengers, the diplomats, and they successfully mediated peace throughout this area of Ontario for countless generations.



Michi Saagiig oral histories speak to their people being in this area of Ontario for thousands of years. These stories recount the “Old Ones” who spoke an ancient Algonquian dialect. The histories explain that the current Ojibwa phonology is the 5th transformation of this language, demonstrating a linguistic connection that spans back into deep time. The Michi Saagiig of today are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo-Indian periods. They are the original inhabitants of southern Ontario, and they are still here today.

The traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands. This also includes all the tributaries that flow from the height of land north of Toronto like the Oak Ridges Moraine, and all of the rivers that flow into Lake Ontario (the Rideau, the Salmon, the Ganaraska, the Moira, the Trent, the Don, the Rouge, the Etobicoke, the Humber, and the Credit, as well as Wilmot and 16 Mile Creeks) through Burlington Bay and the Niagara region including the Welland and Niagara Rivers, and beyond. The western side of the Michi Saagiig Nation was located around the Grand River which was used as a portage route as the Niagara portage was too dangerous. The Michi Saagiig would portage from present-day Burlington to the Grand River and travel south to the open water on Lake Erie.

Michi Saagiig oral histories also speak to the occurrence of people coming into their territories sometime between 500-1000 A.D. seeking to establish villages and a corn growing economy – these newcomers included peoples that would later be known as the Huron-Wendat, Neutral, Petun/Tobacco Nations. The Michi Saagiig made Treaties with these newcomers and granted them permission to stay with the understanding that they were visitors in these lands. Wampum was made to record these contracts, ceremonies would have bound each nation to their respective responsibilities within the political relationship, and these contracts would have been renewed annually (see Migizi & Kapyrka, 2015). These visitors



were extremely successful as their corn economy grew as well as their populations. However, it was understood by all nations involved that this area of Ontario were the homeland territories of the Michi Saagiig

The Odawa Nation worked with the Michi Saagiig to meet with the Huron-Wendat, the Petun, and Neutral Nations to continue the amicable political and economic relationship that existed – a symbiotic relationship that was mainly policed and enforced by the Odawa people.

Problems arose for the Michi Saagiig in the 1600s when the European way of life was introduced into southern Ontario. Also, around the same time, the Haudenosaunee were given firearms by the colonial governments in New York and Albany which ultimately made an expansion possible for them into Michi Saagiig territories. There began skirmishes with the various nations living in Ontario at the time. The Haudenosaunee engaged in fighting with the Huron-Wendat and between that and the onslaught of European diseases, the Iroquoian speaking peoples in Ontario were decimated.

The onset of colonial settlement and missionary involvement severely disrupted the original relationships between these Indigenous nations. Disease and warfare had a devastating impact upon the Indigenous peoples of Ontario, especially the large sedentary villages, which mostly included Iroquoian speaking peoples. The Michi Saagiig were largely able to avoid the devastation caused by these processes by retreating to their wintering grounds to the north, essentially waiting for the smoke to clear. Michi Saagiig Elder Gitiga Migizi (2017) recounts:

“We weren’t affected as much as the larger villages because we learned to paddle away for several years until everything settled down. And we came back and tried to bury the bones of the Huron but it was overwhelming, it was all over, there were bones all over – that is our story.



There is a misnomer here, that this area of Ontario is not our traditional territory and that we came in here after the Huron-Wendat left or were defeated, but that is not true. That is a big misconception of our history that needs to be corrected. We are the traditional people, we are the ones that signed treaties with the Crown. We are recognized as the ones who signed these treaties and we are the ones to be dealt with officially in any matters concerning territory in southern Ontario.

We had peacemakers go to the Haudenosaunee and live amongst them in order to change their ways. We had also diplomatically dealt with some of the strong chiefs to the north and tried to make peace as much as possible. So we are very important in terms of keeping the balance of relationships in harmony.

Some of the old leaders recognized that it became increasingly difficult to keep the peace after the Europeans introduced guns. But we still continued to meet, and we still continued to have some wampum, which doesn't mean we negated our territory or gave up our territory – we did not do that. We still consider ourselves a sovereign nation despite legal challenges against that. We still view ourselves as a nation and the government must negotiate from that basis.”

Often times, southern Ontario is described as being “vacant” after the dispersal of the Huron-Wendat peoples in 1649 (who fled east to Quebec and south to the United States). This is misleading as these territories remained the homelands of the Michi Saagiig Nation.

The Michi Saagiig participated in eighteen treaties from 1781 to 1923 to allow the growing number of European settlers to establish in Ontario. Pressures from increased settlement forced the Michi Saagiig to slowly move into small family groups around the present-day communities: Curve Lake First Nation, Hiawatha First Nation, Alderville First Nation, Scugog Island First Nation, New Credit First Nation, and Mississauga First Nation.



The Michi Saagiig have been in Ontario for thousands of years, and they remain here to this day.”



Appendix C: Record of Consultation

From: [Nahed, Karim](#)
Sent: Wednesday, May 1, 2024 3:35 PM
To: [David Bru_o](#); [Adam Saddo](#)
Cc: [Sin, Adrian](#); [Gan, Tyrone](#); [10325954_D_EELRT TPAP-10 Design Update](#)
Subject: EELRT: Correspondence with Scarborough : Morningside Avenue Inquiry

Hi all,

As requested, please see below the correspondence with the Scarborough Preservation Panel.

I think this should give the Heritage group what they need.

Thanks

Karim

From: Kirstyn Allam <kallam@asiheritage.ca>
Sent: Friday, April 12, 2024 2:36 PM
To: Archives <scarborougharchives@rogers.com>
Cc: Nahed, Karim <Karim.Nahed@hdrinc.com>
Subject: RE: Morningside Avenue Inquiry

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rick,

I don't think that would be necessary. The information you've provided should be sufficient for our purposes.

Sometimes its helpful to be able to cite minutes when referencing a decision, but that being said, I think given the dates of the houses and their lack of architectural interest, we'll be fine without that.

Thanks again,
Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



ASI • Providing Archaeological & Cultural Heritage Services
KAllam@asiheritage.ca • 416 966 1069 x 252 • Fax: 416 966 9723
528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: Archives <scarborougharchives@rogers.com>
Sent: Friday, April 12, 2024 2:18 PM
To: Kirstyn Allam <kallam@asiheritage.ca>
Subject: Re: Morningside Avenue Inquiry

Our minutes do not show general discussions, only resolutions to include sites on our list which includes some sites not on Toronto's primary list. If you want the committee to examine the sites in question, we can do that sometimes in May or June,

Rick.

On Friday, April 12, 2024 at 01:47:05 p.m. EDT, Kirstyn Allam <kallam@asiheritage.ca> wrote:

Hi Gary – thank you for forwarding my query to the Preservation Panel.

Hi Rick – thank you for providing that information on the properties. Would there be any chance you might have access to the minutes from that committee meeting where the decision was made on the properties?

Best regards,

Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



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KAllam@asiheritage.ca • 416 966 1069 x 252 • Fax: 416 966 9723

528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: Archives <scarborougharchives@rogers.com>

Sent: Friday, April 12, 2024 1:42 PM

To: Kirstyn Allam <kallam@asiheritage.ca>; Gary Miedema <gary.miedema@toronto.ca>

Cc: Nahed, Karim <karim.nahed@hdrinc.com>; Scarborough Community Council <scc@toronto.ca>

Subject: Re: Morningside Avenue Inquiry

None of the properties on that list are on the list or potential heritage properties in Scarborough in the opinion of the committee which addressed the area several years ago. Most are homes varying in age from 1930 - 1990s with no particular architectural features.

Rick

On Friday, April 12, 2024 at 12:04:37 p.m. EDT, Gary Miedema <gary.miedema@toronto.ca> wrote:

Hi Kristyn,

Please reach out to the Scarborough Preservation Panel at scarborougharchives@rogers.com. They are cc'd!

Gary

Gary Miedema (he/him),

Project Manager, Policy and Research

Heritage Planning

Urban Design/City Planning

19th Floor East Tower, City Hall

Toronto ON M5H 2N2

Email: Gary.miedema@toronto.ca

Tel: 416 338 1091



From: Kirstyn Allam <kallam@asiheritage.ca> .
Sent: April 5, 2024 2:20 PM
To: Scarborough Community Council <scc@toronto.ca>
Cc: Nahed, Karim <Karim.Nahed@hdrinc.com>
Subject: [External Sender] Morningside Avenue Inquiry

Good afternoon,

ASI has been retained by HDR as part of the Eglinton East Light Rail Transit TPAP and Design Update to complete a Cultural Heritage Report and identified the following potential heritage properties:

- 344 Morningside Avenue
- 304 Morningside Avenue
- 306 Morningside Avenue
- 308 Morningside Avenue
- 310 Morningside Avenue
- 314 Morningside Avenue
- 316 Morningside Avenue
- 318 Morningside Avenue
- 320 Morningside Avenue
- 324 Morningside Avenue

We're now completing Cultural Heritage Evaluation Reports on the properties to determine cultural heritage value or interest and are seeking any information on the properties or the area of Scarborough that could assist us with our evaluation. Would the Scarborough Community Preservation Panel have any information that could be shared with us?

Thank you in advance for your time,

Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



ASI • Providing Archaeological & Cultural Heritage Services
KAllam@asiheritage.ca • 416 966 1069 x 252 • Fax: 416 966 9723
528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

Cultural Heritage Evaluation Report

306 Morningside Avenue

City of Toronto, Ontario

Draft Report

Prepared for:

HDR

100 York Boulevard, Suite 300
Richmond Hill, ON L4B 1J8

Archaeological Services Inc. File: 24CH-057

May 2024 (Revised June 2024)



Executive Summary

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 306 Morningside Avenue in the City of Toronto, Ontario. The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of a single-storey residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that the property at 306 Morningside Avenue does not meet the criteria outlined in Ontario Regulation 9/06. Therefore, it does not retain cultural heritage value or interest.

The following recommendations are proposed:

1. This draft report should be submitted to Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism for review and comment. The proponent should also submit this report to any other relevant heritage stakeholder that has an interest in the project.



Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.



Project Personnel

- **Senior Project Manager:** Lindsay Graves, M.A., C.A.H.P., Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Dipl. Heritage Conservation, Cultural Heritage Technician, Project Administrator – Cultural Heritage Division
- **Project Manager:** Kirstyn Allam, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Analyst, Project Manager - Cultural Heritage Division
- **Field Review:** Kirstyn Allam
- Leora Bebko, M.M.St., Cultural Heritage Technician, Technical Writer and Researcher – Cultural Heritage Division
- **Report Production:** Kirstyn Allam
- Leora Bebko
- Michael Wilcox, P.h.D., Historian - Cultural Heritage Division
- **Graphics Production:** Andrew Clish, B.E.S., Senior Archaeologist - Planning Assessment Division
- Carolyn Nettleton, B.A., Archaeologist, Geomatics Technician – Operations Division
- **Report Reviewer(s):** Kirstyn Allam and Lindsay Graves

For further information on the Qualified Persons involved in this report, see Appendix A.



Glossary

Built Heritage Resource (B.H.R.)

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2020, p. 41).

Cultural Heritage Landscape (C.H.L.)

Definition: "...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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2020, p. 42).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2020, p. 51).



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1.0 Introduction

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 306 Morningside Avenue in the City of Toronto, Ontario (Figure 1). The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of a single-storey residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.

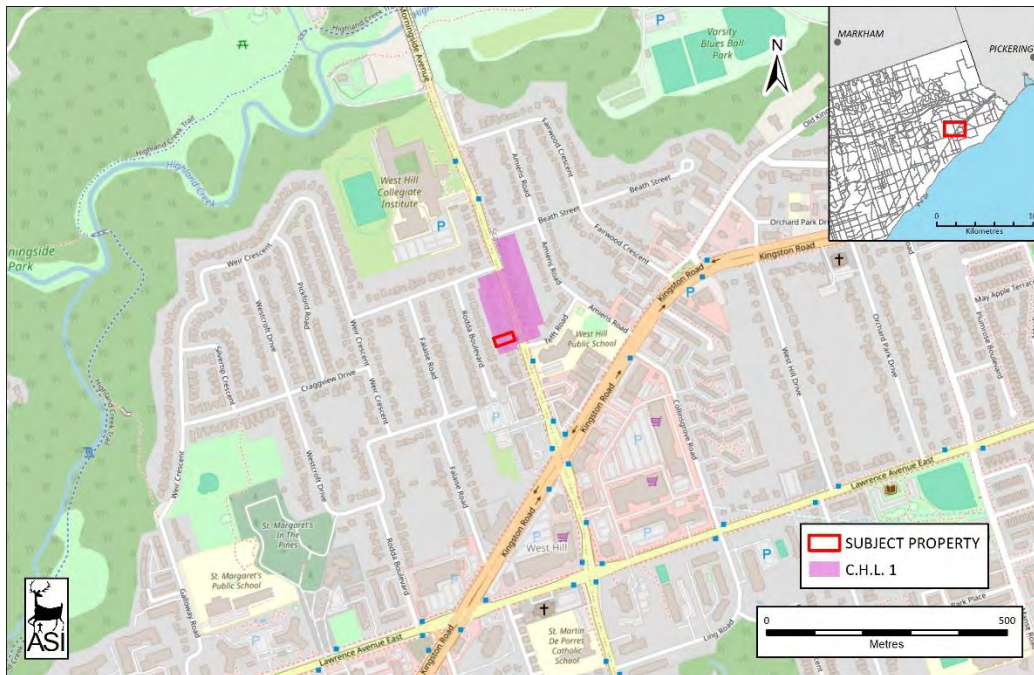


Figure 1: Location of the subject property at 306 Morningside Avenue and C.H.L. 1 from the Cultural Heritage Report. Source: (c) Open Street Map contributors, Creative Commons n.d.

1.1 Project Overview

The Eglinton East Light Rail Transit Project is a proposed 18-kilometre light rail transit system in Scarborough. It is a distinct service built to purpose, extending from Kennedy Station to Sheppard-McCowan and Malvern Town Centre. The Eglinton East Light Rail Transit includes 27 proposed stops and five rapid transit interchanges (three local and three regional connections). The project will also involve a maintenance storage facility near the intersection of Sheppard Avenue and Conlins Road. It is anticipated that there will be a total of 15 traction power sub-stations (T.P.S.S.s) located along the route. These will be standalone at-grade structures within a radius of approximately 150 metres of a Station/Stop. The Scarborough-Malvern Light Rail Transit Environmental Assessment was the predecessor to the Eglinton East Light Rail Transit Project, for which Archaeological Services Inc. completed a Cultural Heritage Assessment Report (Archaeological Services Inc., 2009).

The proposed Eglinton East Light Rail Transit Project will expand Rapid transit services to seven Neighbourhood Improvement Areas and provide improved connections to the University of Toronto Scarborough Campus, Centennial College, and Malvern Town Centre.

1.2 Approach to Cultural Heritage Evaluation Reports

The scope of a C.H.E.R. is guided by the *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006) and the City of Toronto's *Terms of Reference for Cultural Heritage Evaluation Reports* (City of Toronto Planning & Development, n.d.).

This report will include:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building development;
- Historical mapping and photographs;
- A description of the built heritage resource that is under evaluation in this report;
- Representative photographs of the exterior and interior of the building; and
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria.

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulation 9/06. The criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the local community context.



2.0 Description of the Property

The following section provides a description of the subject property.

2.1 Property Owner

The subject property is owned by:

Sin Yu Susanna Lui

2.2 Existing Conditions

The subject property is located on the west side of Morningside Avenue, north of Tefft Road, in the City of Toronto (Figure 2). The property contains a single-storey residence with a gable roof and asymmetrical front façade and a detached garage at the rear of the property parcel (Figure 3). The property has a front and back yard with mature trees and vegetation along the south side of the property. The property at 306 Morningside Avenue forms part of a collection of properties on Morningside Avenue that were identified as a potential cultural heritage landscape (C.H.L.) in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by Archaeological Services Inc. (A.S.I.) in May 2023 (updated May 2024) (Archaeological Services Inc., 2024).



Figure 2: Aerial image of the subject property at 306 Morningside Avenue (Google Maps).



Figure 3: 306 Morningside Avenue (A.S.I., 2024).

2.3 Heritage Recognitions

The subject property does not have any previous heritage recognition.

2.4 Adjacent Lands

The subject property is within a potential C.H.L. identified in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by A.S.I. in May 2023 (updated May 2024) (Archaeological Services Inc., 2024). The post-war streetscape identified in the 2024 Cultural Heritage Report consists of both the east and west sides of Morningside Avenue from Tefft Road to Fairwood Crescent, and included 306 Morningside Avenue. The potential heritage attributes identified in the report include the variety of residences which are indicative of post-war residential design, the properties' well-proportioned massing, harmonized setbacks, and incorporation of different, while complimentary floor plans, roof designs, and exterior materials (Archaeological Services Inc., 2024).

The subject property is located within a suburban context along Morningside Avenue. North of the property on both the west and east sides of the roadway are similar post-war single-family homes. To the south of the property are several mid-to-high-rise apartment structures on the west side of Morningside Avenue and an elementary school and large commercial complex on the east side of the road, north of Kingston Road.

3.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.



3.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

3.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property. In addition, historical research was undertaken through the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- City of Toronto Archives;
- Archives of Ontario;
- Toronto Public Library;
- OnLand, Ontario Land Registry Access (O.L.R.A.);
- Scarborough Historical Society Image Gallery; and,
- Library and Archives Canada.

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the property. These included:

- The City of Toronto Heritage Register (City of Toronto, n.d.);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic



Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and

- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

3.1.2 Site Visit

A site visit to the subject property was conducted on April 10, 2024, by Leora Bebeko and Kirstyn Allam of Archaeological Services Inc. The site visit included photographic documentation of the exterior of the subject property from the publicly accessible right-of-way. Permission to enter the property was not secured.

3.2 Discussion of Historical or Associative Value

Historically, the property was located on part of Lot 11, Concession 1 in the former Village of Highland Creek (later the community of West Hill following the division of the village) within Township of Scarborough. It is now located at 306 Morningside Avenue in the former borough of Scarborough in the City of Toronto.

3.2.1 Indigenous Land Use and Settlement

Current archaeological evidence indicates that southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those



former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P. and is interpreted by archaeologists to be indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (J. Brown, 1995, p. 13; Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites



focused on horticulture begin to dominate the archaeological record. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community disintegration was no longer practised and these populations now communally occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through this process, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First Nation communities continued to practice residential mobility and to harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. In the 1640s, devastating epidemics and the traditional enmity between the Haudenosaunee and the Huron-Wendat (and their Algonquian allies such as the Nipissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s however, the Anishinaabeg were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.

The subject property is located within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation (Williams Treaties First Nations, 2017).



The purpose of the Johnson-Butler Purchases of 1787-1788 was to acquire from the Mississaugas all lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek, including the Carrying Place Trail.

As part of the Johnson-Butler Purchases, the British signed a treaty, sometimes referred to as the “Gunshot Treaty” with the Mississaugas in 1787 covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase and continuing east to the Bay of Quinte, where it meets the Crawford Purchase. It was referred to as the “Gunshot Treaty” because it covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984, pp. 37–45). First discussions about acquiring this land are said to have come about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984, pp. 37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Surtees, 1984, pp. 37–45). However, descriptions of the treaty differ between the British and Mississaugas, including the depth of the boundaries: “Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an average of 15-16 miles in Colonel Butler's description” (Surtees, 1984, pp. 37–45).

To clarify this, in 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Crown-Indigenous Relations and Northern Affairs, 2013).

The Williams Treaties were signed on October 31 and November 15, 1923 by representatives of the Mississaugas of Alderville First Nation, Curve Lake First



Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation. The purpose of the treaties was to address lands that had not been surrendered through previous treaties and no negotiations preceded the signing of the Williams Treaties in 1923, with a commission established by the Federal and Provincial governments led by Treaty Commissioner A. S. Williams.

Through the Williams Treaties, the Crown received three tracts of land occupying approximately 52,000 square kilometres of land. The territory covered by the Williams Treaties stretched from the northern shore of Lake Ontario between Trent River and the Don River to Lake Simcoe and the eastern shore of Georgian Bay to the French River and Lake Nipissing and was bounded to the north and east by the Ottawa River. Specifically, the Williams Treaties include lands originally covered by the John Collins Purchase (1785), the Johnson-Butler Purchase (1787), the Rice Lake Purchase (Treaty #20 – 1818), and the Robinson-Huron Treaty (Treaty #61 – 1850). In exchange, the signing nations received a one-time payment of \$25 for each band member as well as \$233,425.00 to be divided amongst the four Mississauga nations and \$233,375.00 to be divided amongst the three Chippewa nations. However, records of the acquisition were not clear on the extent of lands agreed upon (Surtees, 1984, pp. 37–45).

However, the seven signatory nations claimed that the original terms of the treaty were not honoured when it was written by the Crown, which included the right to fish and hunt within the treaty lands and did not include the islands along the Trent River (Surtees, 1986; Williams Treaties First Nations, 2017). In 1992, the seven Williams Treaties First Nations filed a lawsuit against the federal government — Alderville Indian Band et al v. Her Majesty the Queen et al — seeking compensation for the 1923 land surrenders and harvesting rights. This case went to trial in 2012 and in September 2018 the Federal and Provincial governments announced that they had successfully reached a settlement with the seven member nations. The settlement includes financial compensation of \$1.11 billion to be divided amongst the nations as well as an entitlement for



each First Nation to add up to 11,000 acres to their reserve lands and the recognition by the Crown of the First Nation's Treaty rights to harvest on Crown lands within the treaty territories (Government of Canada, 2018).

Additional information on the Ojibway settlement and land use of southern and central Ontario was provided by the Chippewas of Rama First Nation and the oral history of the Michi Saagiig was provided to A.S.I. for use in reporting. This information is included in Appendix B.

3.2.2 Township of Scarborough

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the shorelines of major lakes and adjacent to various creeks and rivers (Archaeological Services Inc., 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes and would have been in locations with good soil and suitable topography to ensure adequate drainage.

The township of Scarborough, originally called Glasgow Township, was partially laid out to the east of the township of York. Beginning in 1791, Augustus Jones surveyed the new township, and a baseline was laid out. The early survey of the township was found to be faulty and carelessly done, resulting in numerous lawsuits among property owners. To remedy this situation, a new survey of the township was undertaken under F.F. Passmore in 1864 to correct and confirm the township concession lines. In August 1793, Mrs. Simcoe noted in her diary that she and her party "came within sight of what is named in the Map the high lands of Toronto—the shore is extremely bold and has the appearance of Chalk Cliffs... they appeared so well that we talked of building a Summer Residence there and calling it Scarborough" (Bonis 1968:38). The first land grants were



patented in Scarborough in 1796, and were issued to Loyalists, high ranking Upper Canadian government officials, and some absentee Loyalist grantees. Among the first landowners were: Captain William Mayne (1796); David Thomson (1801); Captain John McGill (1797); Captain William Demont (1798); John McDougall (1802); Sheriff Alexander McDonell (1806); and Donald McLean, clerk of the House of Assembly (1805).

The Euro-Canadian settlement of Scarborough remained slow, and in 1802 there were just 89 settlers in the Township. In 1803, the township contained just one assessable house and no grist or sawmills. The livestock was limited to five horses, eight oxen, 27 milch cows, seven “horned cattle” and 15 swine. In 1809 the population had increased to 140 men, women and children. The settlement and improvement of the township was aided when the Danforth Road was constructed across the township but was slowed in 1812 with the outbreak of the war. By 1819, new settlement was augmented by settlers from Britain, Scotland and Ireland, but the population remained low at just 349 inhabitants (Bonis 1968:52).

The Township of Scarborough was incorporated as a municipality in 1850. By this time there were three grist mills and 23 sawmills on the Highland Creek and the Rouge River. Several villages were developing at the various crossroads within the township. Businesses and industries were coming to the township including shipbuilding at the mouths of Highland Creek and Rouge River. By Confederation in 1867 the settlements Scarborough Village, Woburn, Highland Creek, Ellesmere, Malvern, Agincourt, and Wexford were well established and had their own post offices (Scarborough Historical Society, 2011b).

The township remained generally rural throughout the late-nineteenth and early-twentieth centuries. Following a near-bankruptcy during the Great Depression, the Township was saved by the General Engineering Company munitions plant which opened on Eglinton Avenue East during World War Two. Following the war, this area came to be known as the Golden Mile commercial district and growth throughout the township accelerated rapidly. The



urbanization of the formerly rural area that had begun in 1940s was encouraged by the opening of Highway 401 in 1956. Development in the area increased at breakneck speed: between 1950 and 1955 alone, the population more than doubled from 48,000 to 110,000 and had tripled again by 1970. Subdivision developments quickly sprang up all around the Township to accommodate the influx of new residents (Toronto, 2023).

In 1967, the Township of Scarborough became the Borough of Scarborough in the newly formed Municipality of Metropolitan Toronto. Development and growth within the borough continued throughout the twentieth century and by 1983 Scarborough incorporated as a city and then, in 1997, was amalgamated as part of the City of Toronto which is Canada's largest municipality (Mika & Mika, 1983; Toronto, 2023).

3.2.3 Village of Highland Creek

The subject property is located just northwest of the historical village centre of the Village of Highland Creek. The village was primarily centred around the intersection of Kingston Road and the Military Trail on either side of Highland Creek. One of the first settlers at Highland Creek was William Knowles, who is said to have established a smithy here in 1802. His son, Daniel Knowles, opened the first general store in the village. The first mill in the village was built by William Cornell in 1804. This structure was razed by fire, but was replaced with a gristmill on the same site by William Helliwell in 1847. This structure also burned in 1880 (R. Brown, 1997).

The settlement was first recognized officially as a community when a post office opened in 1852, with William Chamberlain as the first postmaster. The office was rocked by scandal in 1856, when the second postmaster, John Page, absconded. The post office is still in operation although its name has been changed to the West Hill sub postal outlet #2. The community once contained four stores, two hotels and two gristmills, with a total population of approximately 500 inhabitants (Crossby, 1873).



The settlement was divided in 1879 into the villages of Highland Creek and West Hill, creating a small but long-running rivalry between the neighbouring communities (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a). By 1885, Highland Creek was described as a “considerable village” with a population of about 600 (Mulvany et al., 1885). By the late 1890s, it contained three churches representing Catholics, Methodists and Presbyterians (Boyle, 1896).

The main concentration of settlement here was focused on part of Lots 6, 7 and 8 in Concession 1 on land owned by William Helliwell. The central portion of the village, located on Lot 7, was formally subdivided into 15 large building lots by a plan prepared in January 1855 (R. Brown, 1997). At that time, a cooper’s shop stood in the apex of land on the west side of the intersection of Kingston Road and the Military Trail, and a dwelling house was located south of Kingston Road on the east side of Morrish Road.

Local tradition relates that during the 1860s, approximately 150 local businessmen and speculators formed an oil drilling company along Highland Creek. The only oil discovered here was a small amount that a prankster poured into the rig one night, although a salt deposit was discovered during the drilling operation (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a).

Highland Creek continued as rural settlement well into the twentieth century. Highland Creek, along with the rest of Scarborough Township experienced rapid growth and urbanization in the 1950s through to the 1970s with the addition of several residential subdivisions and commercial developments along Kingston Road. The community and the rest of Scarborough, as mentioned above in Section 3.2.2, became part of the city of Toronto in 1997 (Highland Creek Community Association, n.d.; Mika & Mika, 1983).



3.2.4 Settlement of West Hill

Historically, the subject property was located within the community of West Hill which was centred around the intersection of present-day Old Kingston Road and Manse Road. Initially the community of West Hill was part of the settlement of Highland Creek. In 1879, John Richardson divided the village by opening a post office on the west side of the Highland Creek valley and gave it the name West Hill. The village extended “from the top of Highland Creek valley to modern day [community of] Morningside” (R. Brown, 1997). Part of the settlement consisted of small shanties built by railway workers in the 1850s along Morningside Avenue. This part was known as Corktown due to the Irish origin of many of the workers (R. Brown, 1997).

Although much of Scarborough Township still consisted of 100 acres lots in agricultural production at the turn of the twentieth century, there were a number of five-acre lots under development in West Hill by 1900 (Bonis, 1968) and the community experienced a small development boom after streetcar service arrived in the area in 1906. Improvements to Kingston Road in the 1920s also led to more growth. In 1936, a new Kingston Road was constructed to bypass the valley “...and subsequent road widening, and redevelopment removed most of the early village buildings between Morningside and Old Kingston Road.” Nevertheless, some heritage structures from the mid-nineteenth century survive in this community (R. Brown, 1997).

3.2.5 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, and archival images.



Historically, the subject property is located on Lot 11, Concession 1 in Scarborough Township. The crown patent for this 200-acre lot was allotted to King's College in 1828 (O.L.R.A., n.d.). It is possible that King's College began renting the 200-acre lot to tenants soon thereafter.¹ Among the earliest tenants may have been William Richardson, John Almond, and John Wilson. Almond may have begun residing on the property in the early 1850s (O.L.R.A., n.d.). Both Richardson's (as W.R.) and Almond's names appear at the southern end of Lot 11 on the 1860 *Map of the County of York*, adjacent to Kingston Road, while Wilson's name is associated with the rest of the lot, with both a residence and sawmill thereon. The subject property appears on a 13-acre parcel of land that formerly belonged to John Almond (Figure 4).



Figure 4: The location of the subject property overlaid on the 1860 *Map of the County of York* (Tremaine, 1860).

The 1861 census identifies John Almond as a 74-year-old widower, whose profession was as a “Waggon Maker” and who was born in England. He was

¹ There appears to be several pages missing from the Abstract/Parcel Register Book related to the pre-1870s period.

residing in a single-storey frame house somewhere on his 13-acre property (Library and Archives Canada, 1861). John Almond died circa 1872, and his property was left to his executor, James Almond, who promptly sold the property to Mary E.D. Shackleton for \$1,000 (O.L.R.A., n.d.). Mary's husband James was also a waggon maker, so it is very likely that the Almonds and Shackletons knew each other before the sale. Mary worked in or operated a tavern (Nason, 1871). The 1878 *Illustrated Historical Atlas of the County of York* depicts the subject property north of a built-up area along Morningside Avenue's west side, north of Kingston Road. No structure appears thereon at this time. Morningside Avenue has a north-south orientation, albeit with a significant curve through the middle portion of the road, likely accounting for the river valley and perhaps as an access to John Wilson's sawmill (Figure 5).

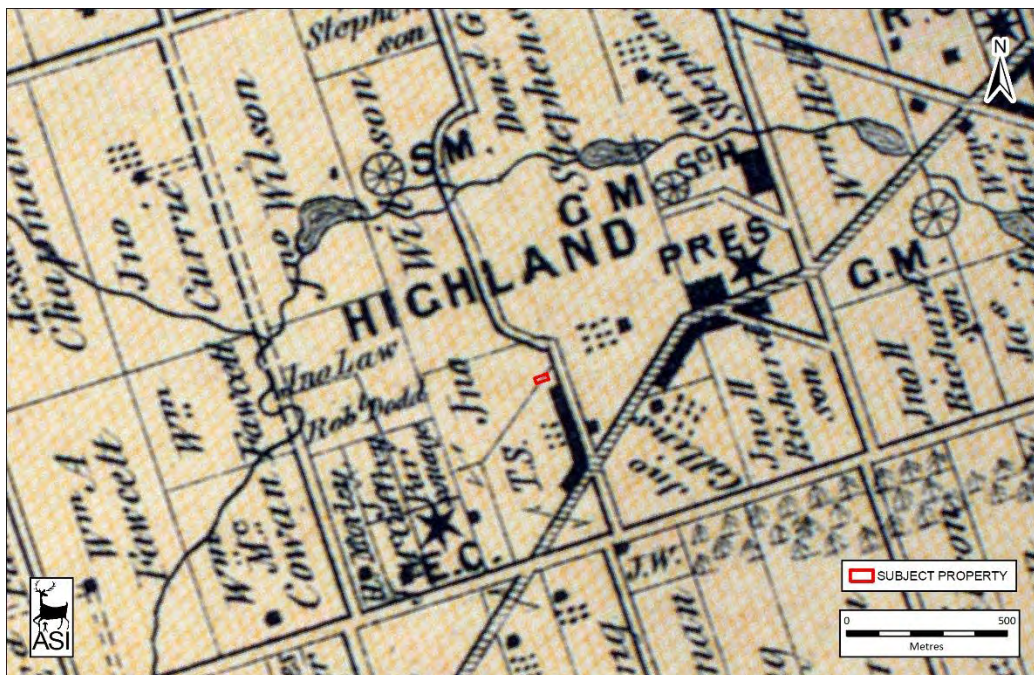


Figure 5: The location of the subject property overlaid on the 1878 *Illustrated Historical Atlas of the County of York* (Miles & Co., 1878).

Mary E.D. Shackleton, identified as a hotel keeper by the time of the 1881 census, granted the property to her daughter Hannah Shackleton in 1882. At some point in the late-nineteenth or early-twentieth century, the land came into

the possession of Levi Shackleton (1854-1905) and his wife Mary Ann (1856-1936), likely relations of some kind to James and Mary E.D. Shackleton. However, the family of Mary Ann and Levi Shackleton were residing in Essex County according to the 1891 and 1901 censuses. It seems likely, then, that they rented out the property (Library and Archives Canada, 1891, 1901). It is plausible that they rented to one or all of George Bennett, John Jobbit, and/or James Keeler, all of whom are listed as tenants on Lot 11 in the 1908 directory. Upon Levi's death in 1905, Mary Ann became the owner of the 13-acre property and may have moved to the area. An M.A. Shackleton is listed as residing on the nearby neighbouring Lot 10, Concession 1 in the 1908 directory (Union Publishing Company, 1908). She sold the property to Thomas Rodda for \$3,000 in 1911 (O.L.R.A., n.d.).

The 1911 census identifies Thomas (circa 1868-1929), and his wife Annie (1868-1947) (who also went by Anna and/or Annabella in different sources), residing on Lot 11, Concession 1. Both were 41 years of age, and both had emigrated to Canada from England as children in 1878. Thomas was listed as a superintendent and a gardener (Library and Archives Canada, 1911). Two sons later served in World War One. The eldest, William Rodda (1891-1916), was a private in the 3rd Battalion. He was wounded at the battle of Courcellette on 8 October 1916, and died of pneumonia immediately thereafter (Canadian Great War Project, 2019). In 1916, Thomas and Annie's second son, also named Thomas, was a 21-year-old farmer residing in West Hill when he enlisted. He served as a private with the 127th Battalion in France and Belgium and then as a sapper with the 1st Canadian Railway Company before demobilization and his return to West Hill in 1919 (Canadian Expeditionary Force, n.d.).

The Rodda residence is likely the black square, indicating a wooden house on the map, to the north of the subject property on the 1914 topographic map, and which is located in a rural-agricultural context north of Kingston Road and the radial railway (Figure 6). No structure appears on the subject property at this time.





Figure 6: The location of the subject property overlaid on a 1914 topographic map, Markham Sheet (Department of Militia and Defence, 1914).

The 1921 census shows Thomas Rodda, his wife Anna, and their two sons Thomas and George living on Lot 11, Concession 1 in a wood house that they owned. Thomas was listed as a superintendent at a company called Dominion while Anna was a housewife. The younger Thomas was a gardener. Others residing on Lot 11 at this time include, but are not limited to, the families of Harold and Annie Hughes, James and Elizabeth Wilson, and sisters Annie and Lillian Wilson (Libraries and Archives Canada, 1921).

The property owner, Thomas Rodda, died in 1929 and the land ownership transferred to Anna. Their son Thomas Rodda (1893-1965) married Eileen Rodda (1903-1983) in 1924. However, as late as 1931, the couple resided with Thomas' widowed mother, Anna, and Thomas' siblings in a six-room wooden house on Lot 11 (Library and Archives Canada, 1931). It is plausible that the house pictured below (Figure 7) was the house described in the 1931 census, though it remains unknown exactly where this house was located.



Figure 7: Tom Rodda House, West Hill, undated
(Scarborough Historical Society, n.d.).

In 1933, Thomas Rodda acquired the subject property from his mother (O.L.R.A., n.d.). They appear to have divided up their property in the 1930s. In 1937, Thomas and Eileen Rodda sold some land, including the subject property, to George and Violet Summers. In 1946, the Summers sold the property to Lloyd and Mary Black for \$720 (O.L.R.A., n.d.).

Over the following 15 years, the area around the subject property was developing rapidly, and included new residential developments, as well as commercial buildings, apartment buildings, and educational buildings (Figure 8 to Figure 10).

The Blacks were the owners at the time of construction, which was between 1950 and 1953 based on a review of historic aerials. Lloyd Black (1889-1985) married Mary Black (née Elliott) (1905-1998) in 1932. At the time of their marriage, he was a mechanic and she was a stenographer (Province of Ontario, 1932). Lloyd had served as a mechanic for the Department of Militia and Defence during World War One and was, in 1944, a charter member of the Lions Club of West Hill-Highland Creek. The 1953 Voters List identifies the Blacks as

the occupants of a residence at 306 Morningside Avenue, with Lloyd identified as a motor mechanic (Library and Archives Canada, 1953). The 1957 Voters List continues to identify the Blacks as the occupants of the subject property, though two of the couple's children, Elliott, an office worker, and Carol, a teacher, were also now listed as eligible voters (Library and Archives Canada, 1957). The 1968 Voters List still identifies the Blacks as the occupants of the residence, though a third child, Leah, a student, was now eligible to vote while Elliott and Carol appear to no longer reside on the property (Library and Archives Canada, 1968).



Figure 8: The location of the subject property overlaid on a 1947 aerial photograph (City of Toronto Archives, 1947).

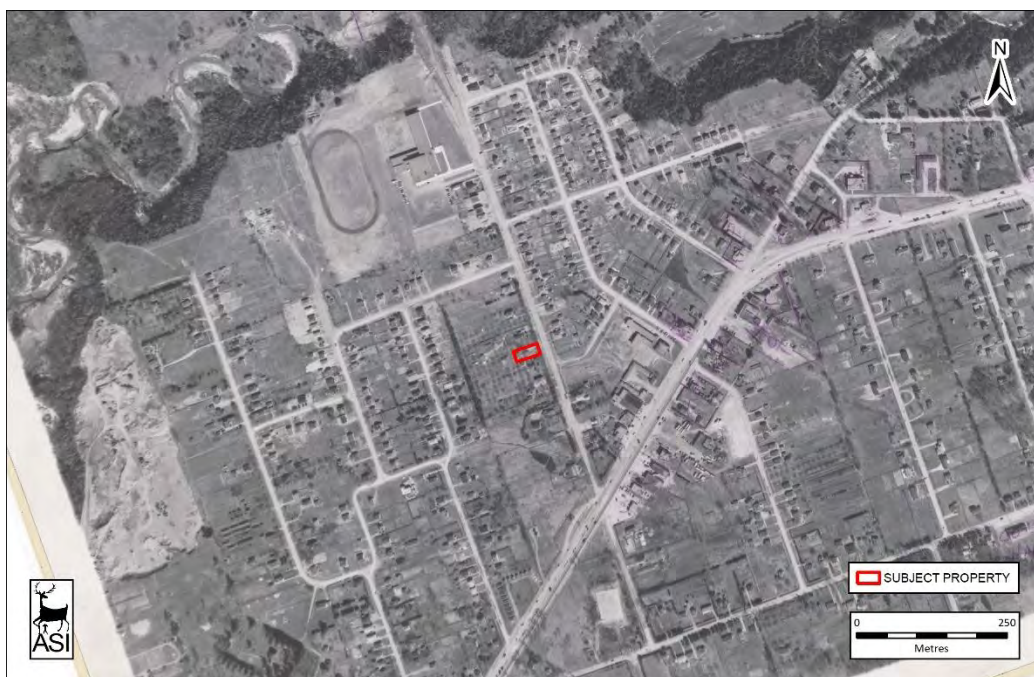


Figure 9: The location of the subject property overlaid on a 1956 aerial photograph. The current residence is visible on the property at this time (City of Toronto Archives, 1956).

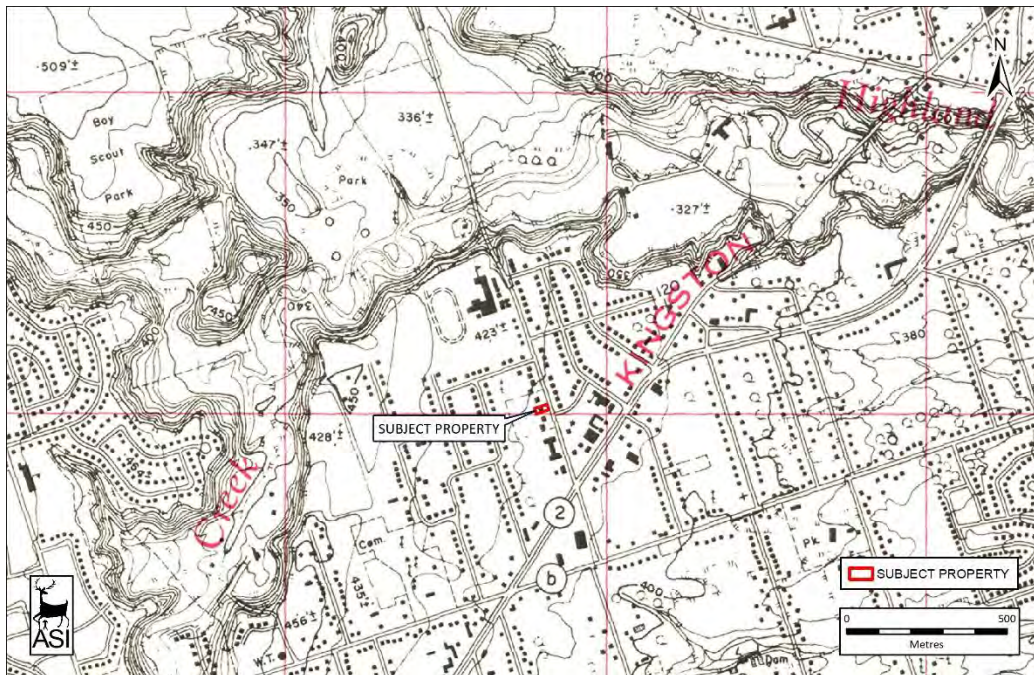


Figure 10: The location of the subject property overlaid on a 1961 topographic map, Highland Creek sheet (Army Survey Establishment, 1961).

In 1973, the Blacks sold the subject property to Carlos and Olga Poulsen (O.L.R.A., n.d.). The Poulsens then resided on the property until 1989, when they sold it to Daniel and Angela Whittle. After only a couple of years, Norman and Julie Cowal purchased the property from the Whittles in 1991 (O.L.R.A., n.d.). At the time of the Cowals' ownership, the subject property was located in a primarily residential context in Scarborough (Figure 11).



Figure 11: The location of the subject property overlaid on a 1992 aerial photograph (City of Toronto Archives, 1992).

Norman and Julie Cowal sold the subject property to Gia Sanchez in 2003. She then sold it to Sin Yu Susanna Lui in 2010. Lui remains the owner today (ServiceOntario, 2024).

The subject property had a number of owners in the later half of the twentieth century and first two decades of the twenty-first century. However, research did not reveal any significant historical associations between the various historic owners/occupants and the broader community.

3.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the subject property.

3.3.1 Physical Characteristics

The subject property at 306 Morningside Avenue is a residential property on a residential section of Morningside Avenue. The property contains a single-storey residence and a detached garage at the rear of the property parcel on the north

side; both are accessed by a driveway. The property has a front and back yard with plantings along the fence line along south side (see Figure 12 to Figure 17).

Landscape

The property at 306 Morningside Avenue has a grassed lawn at the front and the rear of the property. There is a small circular garden in the centre of the front lawn. There is a tree in front of the house toward the north side, another tree along the southern property line towards the front, and several mature trees toward the rear of the property. A paved driveway from Morningside Avenue runs between the house and the northern property boundary providing access to a detached garage at the rear of the property. There is an overgrown paved walkway or extended parking area that runs along the southern side of the driveway. The property is bordered by a mixture of chain link and wood fencing with a metal fence along the front of the property. There are plantings along the fence on south side as well as in front of the residence.

Residence

The residence is a single-storey structure with a rectangular footprint and a gable roof with asphalt shingles (Figure 12). The structure appears to be of brick construction which has been clad in stucco except for a portion near the entryway and central window. The front façade (eastern elevation) has an off-centre door flanked on either side by large windows. A third window which is long and rectangular is located on the northern side of the façade near the roofline. The windows are sash windows and have concrete sills (Figure 13). In front of the entryway is a low concrete patio connected to the driveway by a concrete walkway which runs along the front of the house. There is a short angle brick retaining wall that appears to wrap around the southeastern corner of the structure and a wide chimney of the same material on the southern elevation (Figure 14 and Figure 15). Both side gables are clad in vinyl siding. The foundations of the residence are not visible, however a window at foundation



level on the northern elevation toward the rear of the structure indicates the presence of a basement (Figure 16).



Figure 12: The front façade of the residence at 306 Morningside Avenue (A.S.I., 2024).



Figure 13: Detail view of stucco and brick on front façade. The concrete window sills are also visible (A.S.I., 2024).



Figure 14: Detail view of angel brick retaining wall (A.S.I., 2024).



Figure 15: The southern elevation of the subject property and angel brick chimney. Viewed from the neighbouring property (A.S.I., 2024).



Figure 16: The northern elevation of the residence. The basement window is visible at ground level towards the back of the residence (A.S.I., 2024).

Garage

Towards the rear of the property parcel on the north side is a detached single car garage with a square footprint and gable roof (Figure 17). The structure appears to be cement parged with a beige rolling garage door in the front façade (east elevation). The view of the southern end of the structure is obscured by the residence and is not visible from the public right-of-way (R.O.W.).



Figure 17: Detail view of the detached garage at the rear of the property (A.S.I., 2024).

3.3.2 Building Evolution and Alterations

As no original building plans were available at the time of review, this assessment of building alterations is based on a visual inspection from the public R.O.W. No major additions or alterations to the structure are visible from public R.O.W. The house appears to have been covered by stucco at an unknown date. The front door appears to not be original to the structure. The angel brick retaining wall and chimney also appear to be later additions to the residence.

3.3.3 Building Style or Typology

The subject property is within an area that is generally characterized by post-World War Two residential developments. These types of residential developments, built between 1940 and 1960, are often referred to as “Victory Housing” as they were originally built to house workers coming to urban areas to work in war-time manufacturing and munitions plants. Victory Houses were initially temporary frame houses constructed by the Wartime Housing

Corporation, later the Central/Canada Mortgage and Housing Corporation (C.M.H.C.), of prefabricated pieces and standardized materials that could be assembled on-site in as little as 36 hours. These house plans were later adapted to provide permanent housing for returning veterans and their families that could be rented and later purchased through support from the Veteran's Land Act. The C.M.H.C. developed a series of government-approved floorplans that could be cheaply and swiftly constructed by developers, the most common of which was the "Strawberry Box" house, which was a customizable design with the basic form being one-and-a-half-storeys tall with a steeply pitched gable roof and small sashed windows (Figure 18). Among the other C.M.H.C. plans were a variety of styles including bungalows (Figure 19) and more modern designs (Figure 20) which varied in massing and materiality. The houses were single family, detached homes, typically in the range of 1000 square feet with yards big enough to have a garden and were built alongside one another forming unified neighbourhoods. Some other common features of Victory Houses include clapboard façades (though brick and shingle were not uncommon), central or off-centre entryways, asymmetrical façades, and simple designs (Bochove, 2021; "Dear Urbaner," 2022; Wicks, 2007). Victory Housing neighbourhoods are easily identified by their uniformity and simplicity. As Thomas Wicks describes them, "Their uniqueness stems not from their design but from the factors that contributed to their existence (the war) and from the streetscapes they created" (Wicks, 2007). In the City of Toronto, Victory Housing is most common in North York, East York, Etobicoke, and southern Scarborough.



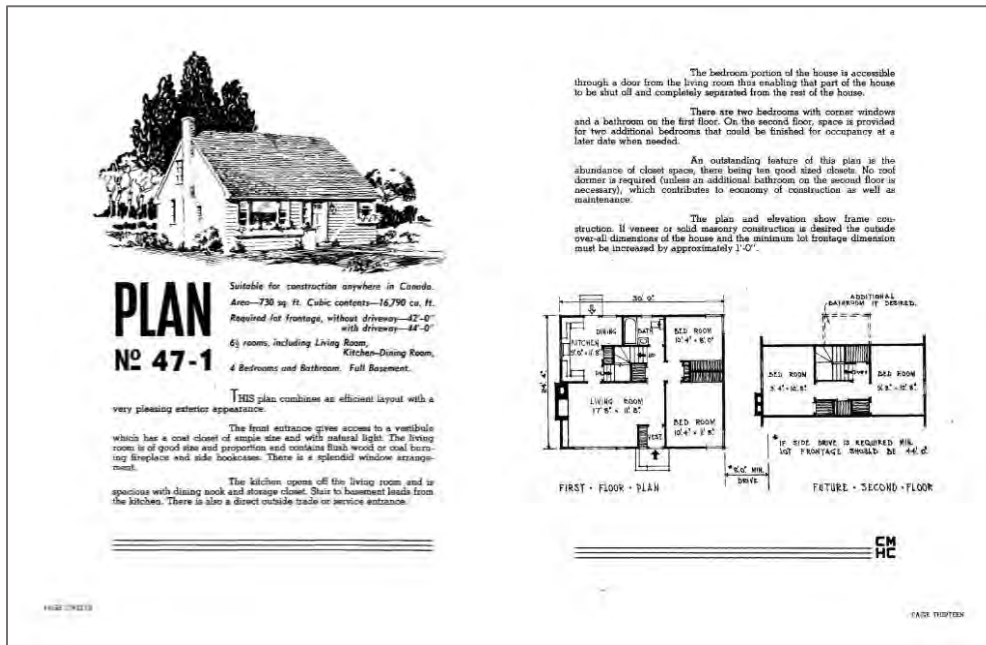


Figure 18: Plan 47-1 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a strawberry box style home (Canada Mortgage and Housing Corporation, 1947).

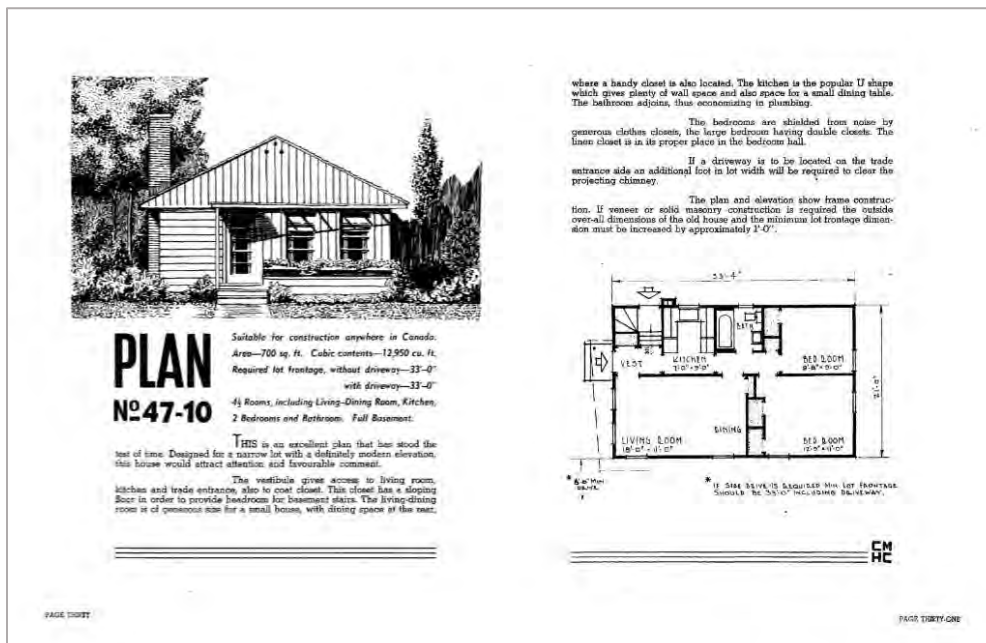


Figure 19: Plan 47-10 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a single-storey bungalow-type home with an off-centre entryway (Canada Mortgage and Housing Corporation, 1947).

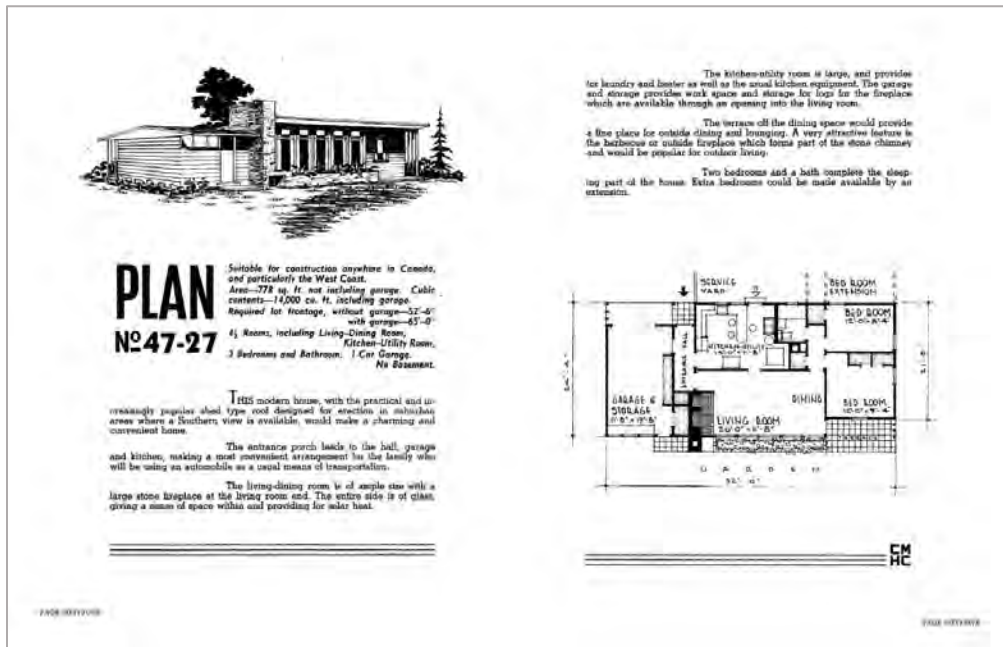


Figure 20: Plan 47-27 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a more modern design with a irregular roofline and asymmetrical façade (Canada Mortgage and Housing Corporation, 1947).

The residence has several features of these types of houses: its small size, sizable yard, sash windows, and off-centre entryway. The residence at 306 Morningside Avenue was built between 1950 and 1953 and therefore was constructed during the middle of the Victory Housing period.

3.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

3.4.1 Setting and Character of the Property and Surroundings

The subject property is located within a suburban context within the West Hill area of Scarborough in the City of Toronto. Morningside Avenue is a north-south arterial road with four lanes of traffic. Morningside Avenue is generally characterized by single-family homes built in the mid-twentieth century as part

of Scarborough's mid-twentieth century suburban development boom. Many of the houses constructed during this time period were known as Victory Houses. These homes are generally small, single-storey residences but vary in floorplan and material.

Along this section of Morningside Avenue there are still a few intact post-war houses; however, during field review it was noted that most of the extant homes constructed during this period have been added to and/or altered in the decades following their construction and some of the original mid-twentieth century homes have been replaced with late twentieth or early twenty-first century infill. Morningside Avenue itself has been widened considerably since the original post-war development period and sidewalks have been added, significantly reducing the original lot sizes and altering the original character of the street (Figure 21).

The side streets in the surrounding area are also predominately Victory Housing, with some houses having been replaced by larger, later twentieth-century structures. South of the subject property on Morningside Avenue are apartment buildings and a large commercial plaza. North of the identified post-war streetscape is West Hill Collegiate Institute, a school complex constructed in the mid twentieth century and added to considerably since, and the Highland Creek valley which creates a natural dividing line between the present-day communities of West Hill and Morningside.





Figure 21: Looking southwest on Morningside Avenue toward the subject property (circled). The residence is set back from the road and not visible in this photograph (A.S.I., 2024).

3.4.2 Community Landmark

The subject property at 306 Morningside Avenue is not considered to be a landmark within the community. The residence is not featured on heritage walking tours. The house is also not physically or visually prominent within its immediate context through distinct architectural features, materials, built form, height, or arrangement on the lot. The size and massing of the house, including its lotting pattern are typical of a residential property within the neighbourhood. The subject property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

3.5 Comparative Analysis

Comparative analysis is generally used to establish a property's relative rarity and to establish a context for its potential design, associative, and contextual values as assessed by applying Ontario Regulations 9/06. Assessment is tied to the built form (i.e., whether it is a rare, unique, representative or early example of a style, type, expression, material or construction method).

An examination of the surrounding neighbourhood and similar arterial roadways was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. Three properties were identified as being of similar form and massing. Comparative examples were selected to compare building typology and to situate the property at 306 Morningside Avenue in relation to its local context. Each of the three examples presented below (Figure 22 to Figure 24) express elements of Victory Houses through their massing, size, and off-centre entryways, as well as their location within a larger Victory Housing development.

3.5.1 315 Morningside Avenue

The property at 315 Morningside Avenue is located across the street from the subject property and contains a one-and-a-half-storey Victory House-style residence with a small addition on the rear (Figure 22). Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The residence is constructed in the "Strawberry Box" style with one-and-a-half-storeys, a steeply pitched gable roof and sashed windows. The front façade is asymmetrical with a bay window to the south of the front door. The residence is clad in siding and there is a small concrete porch in front of the entryway. There is a brick chimney on the residence's northern elevation. At the rear of the residence, on the south side, a breezeway connects the addition to a detached garage.





Figure 22: 315 Morningside Avenue (A.S.I., 2024).

3.5.2 56 Amiens Road

The property at 56 Amiens Road contains a single-storey Victory House-style residence with a gable roof (Figure 23). The property is located just west of the subject property within a Victory Housing period residential development that includes Amiens Road, Fairwood Crescent, Beath Street, and Tefft Road. This residential area was noted as a good example of intact mid-twentieth-century residential streetscapes with many extant and minimally altered residences from this period. Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The front elevation features a front-facing gable roof and a central entryway. The façade is asymmetrical with a bay window to the north of the front door and a verandah that extends over the front door and the bay window. There is a small concrete porch with iron railings in front of the entryway. The windows are generally sashed windows of varying sizes. A brick chimney extends above the roofline on the north side, towards the rear of the structure.



Figure 23: 56 Amiens Road (Google Street View, 2019).

3.5.3 93 Sheppard Avenue East

The property at 93 Sheppard Avenue East is located along an arterial roadway with active transit links in North York, in the City of Toronto. It is located on a stretch of Sheppard Avenue with several extant groupings of Victory Houses, most of which have been converted for commercial use. Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The property contains a one-and-a-half-storey residence (Figure 24). The residence is constructed in the “Strawberry Box” style with one-and-a-half-storeys and a steeply pitched gable roof. The front façade is asymmetrical with an off-centre entryway and a larger window to the west of the front door. The windows are a mixture of sash windows on the sides of the structure and casement windows on the front. There is a small gable on the front façade creating a small verandah with decorative woodwork on the front. The residence is brick with the front and side gables clad in siding. There is a small concrete front porch with metal railings.



Figure 24: 93 Sheppard Avenue East (A.S.I., 2024).

3.5.4 Summary

Two of the comparative sample properties are located within the vicinity of the subject property and the third is located within a similar context on an arterial roadway within the City of Toronto. These properties all contribute to the context of a mid-twentieth century, post-war, housing development. Victory Houses remain very common in the former Borough of Scarborough and within the City of Toronto in general, though they are increasingly at risk of demolition and replacement with individual larger homes, condominium developments, and commercial structures where they are situated along major roadways.

Several largely intact Victory Housing developments remain within the City of Toronto, particularly in Etobicoke, North York, East York, and Southern Scarborough. The Topham Park neighbourhood of East York just outside the western border of Scarborough, with its many extant and minimally-altered Victory Houses and winding streets, is an intact and representative example of the architectural style and suburban planning patterns that were typical of the mid-twentieth-century period (Figure 25).



Figure 25: Merritt Road in the Topham Park neighbourhood, East York (Google StreetView, 2021).

The subject property, constructed between 1950 and 1953, is considered a mid-range example of a Victory House, which was a common construction style between 1940 and 1960. The comparable residences at 315 Morningside Avenue, 56 Amiens Road, and 93 Sheppard Avenue West were all constructed in the late 1940s to early 1950s, making 306 Morningside Avenue the youngest structure within the sample. The houses at 315 Morningside Avenue and 93 Sheppard Avenue East are both “Strawberry Box” designs which is the type of house most commonly associated with Victory Housing, however all the properties contain features commonly associated with the typology, including their size, massing, height, fenestration, construction materials, and asymmetrical façades.

4.0 Community Engagement

The following section outlines the community engagement that was undertaken to gather and review information about the subject property.

4.1 Community Input

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Lindsay Parsons, Assistant Planner, City of Toronto (email correspondence 15 and 25 April 2024). A request was sent for a search of any Victory Houses or post-war streetscapes with previous heritage recognition. A response indicated that no other Victory Houses or post-war streetscapes with heritage recognition were found in the City's Heritage Register.
- Scarborough Historical Society (email correspondence 2 April 2024). A request for information regarding the history of the subject property, the family history of John Wilson, John Wilson's sawmill, and the Rodda family. Also requested was information on the history of the West Hill community. A response was not received by the time of report submission.
- Scarborough Preservation Panel (email correspondence 5 and 12 April 2024). A request for information on the property and neighbouring properties (304, 308, 310, 314, 316, 318, 320, 324, and 344 Morningside Avenue) was sent. A response indicated that the property is not included on a list or is considered a potential heritage property by the committee. The response also included that most homes varied in age from 1930 to 1990s with no particular architectural features. A record of the consultation with the Scarborough Preservation Panel has been included in Appendix C.

4.2 Public Consultation

The final report will go to public review through the 30-day review following the Transit Project Assessment Period.



4.3 Agency Review

The draft report will be submitted to the Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism. Any feedback received will be considered and incorporated into this report as appropriate.

The following communities will receive this report for review and comment:

- Mississaugas of Scugog Island First Nation
- Hiawatha First Nation
- Alderville First Nation
- Curve Lake First Nation
- Chippewas of Georgina Island First Nation
- Chippewas of Rama First Nation
- Beausoleil First Nation
- Mississaugas of the Credit First Nation

This report, and this section, will be updated following the receipt of any additional comments from community engagement, prior to report finalization.

The final report will be submitted to the City of Toronto and the Ministry of Citizenship and Multiculturalism for their information.

5.0 Heritage Evaluation

The evaluation of the subject property at 306 Morningside Avenue using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Toronto.



5.1 Ontario Regulation 9/06

Evaluation of the subject property at 306 Morningside Avenue using Ontario Regulation 9/06 of the *Ontario Heritage Act*.

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:
 - The subject property does not meet this criterion.
 - The subject property was built between 1950 and 1953 and is therefore not considered to be an early example of Victory Housing. While the residence has several features of these types of houses: its small size, sizable yard, small sash windows, and off-centre entryway, it is not considered to be a robust example of this type of style. Moreover, Victory Houses are a common typology within the City of Toronto, with several more intact and representative examples of this mid-twentieth century house and streetscape in the City.
 - ii. displays a high degree of craftsmanship or artistic merit:
 - The subject property does not meet this criterion.
 - The residence on the property uses common building materials and design elements that are common to the City of Toronto and does not display a high degree of craftsmanship or artistic merit.
 - iii. demonstrates a high degree of technical or scientific achievement:
 - The subject property does not meet this criterion.
 - The residence does not demonstrate a high degree of technical or scientific achievement.



2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:
 - The subject property does not meet this criterion.
 - The house was likely constructed by Lloyd and Mary Black between 1950 and 1953. A number of people owned the subject property in the later half of the twentieth century and first two decades of the twenty-first century. However, research did not reveal any significant historical associations between the various historic owners/occupants and the broader community.
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:
 - The subject property is not known to meet this criterion at this time.
 - There is no indication that the subject property has the potential to yield information that contributes to an understanding of a community or a culture.
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:
 - The subject property does not meet this criterion.
 - The architect, builder, and designer of the residence are unknown.

3. The property has contextual value because it:

- i. is important in defining, maintaining or supporting the character of an area:
 - The subject property does not meet this criterion.
 - The subject property is located on the west side of Morningside Avenue in the former Borough of Scarborough in the City of Toronto. The property is within a suburban context that came into being during Scarborough's mid-twentieth century suburban development boom. The subject property is one of



many similar residences along this stretch of Morningside Avenue and the surrounding side streets and is not considered to be individually important in defining, maintaining, or supporting the character of the area. Furthermore, many of the houses along Morningside Avenue that were constructed during this period have been added to or otherwise altered since their construction and a number have been replaced entirely. Also detracting from the original context is that Morningside Avenue has been considerably widened since the post-war development period and sidewalks have been added, which has significantly reduced the original lot sizes, altering the post-war character of the area.

ii. is physically, functionally, visually or historically linked to its surroundings:

- The subject property does not meet this criterion.
- The subject property is linked to its immediate surroundings but does not have a significant relationship to its broader context given the alteration of the original post-war development context through physical changes that Morningside Avenue has experienced and through the infill and alterations to many individual properties along this stretch of Morningside Avenue. As such, it is not considered to retain physical or visual links to its surroundings. The alteration to the surrounding context from the mid-twentieth century suburban development boom has resulted in the loss of the historical link to the property's surroundings.

iii. is a landmark:

- The subject property does not meet this criterion.
- The subject property at 306 Morningside Avenue is not considered to be a landmark within the local context. The residence is not featured on heritage walking tours. The house is also not physically or visually prominent within its immediate context through distinct architectural features, materials, built form, height, or arrangement on the lot. The size and massing of



the house, including its lotting pattern are typical of a residential property within the neighbourhood. The subject property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

Based on available information, it has been determined that the property at 306 Morningside Avenue does not meet the criteria contained in Ontario Regulation 9/06.

6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Toronto. This evaluation determined that the property at 306 Morningside Avenue does not meet the criteria outlined in Ontario Regulation 9/06. Therefore, it does not retain cultural heritage value or interest.

The following recommendations are proposed:

1. This draft report should be submitted to Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism for review and comment. The proponent should also submit this report to any other relevant heritage stakeholder that has an interest in the project.



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Appendix A: Qualified Persons Involved in the Project

Lindsay Graves, M.A., C.A.H.P.

Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Lindsay Graves** (M.A., Heritage Conservation), Senior Cultural Heritage Specialist and Assistant Manager for the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Lindsay is academically trained in the fields of heritage conservation, cultural anthropology, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the assessment, evaluation, and protection of built heritage resources and cultural heritage landscapes. Lindsay has extensive experience undertaking archival research, heritage survey work, heritage evaluation and heritage impact assessment. She has also contributed to cultural heritage landscape studies and heritage conservation plans, led heritage commemoration and interpretive programs, and worked collaboratively with multidisciplinary teams to sensitively plan interventions at historic sites/places. In addition, she is a leader in the completion of heritage studies required to fulfill Class Environmental Assessment processes and has served as Project Manager for over 100 heritage assessments during her time at A.S.I. Lindsay is a member of the Canadian Association of Heritage Professionals.

Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies

Cultural Heritage Analyst and Project Manager – Cultural Heritage Division

The Project Manager for this Cultural Heritage Evaluation Report is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a



Cultural Heritage Analyst and Project Manager within the Cultural Heritage Division. She was responsible for day-to-day management activities, including scoping and conducting research activities and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario. Kirstyn is an intern member of C.A.H.P.

Leora Bebko, M.M.St.

Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division

One of the Cultural Heritage Technicians for this project is **Leora Bebko** (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her degree she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time



researching heritage foodways and baking in historic kitchens. In 2022, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.

Michael Wilcox, P.h.D.

Historian – Cultural Heritage Division

One of the report writers for this report is **Michael Wilcox** (P.h.D., History), who is a historian within the Cultural Heritage Division. He was responsible for preparing and contributing to background historical research for this project. His current responsibilities focus on identifying and researching historical documents as well as background research, assessment, and evaluation of built heritage resources and cultural heritage landscapes in Ontario. He has over a decade of combined academic and workplace experience in conducting historical research and crafting reports, presentations, articles, films, and lectures on a wide range of Canadian history topics.



Appendix B: Indigenous Oral Histories provided to A.S.I.

Chippewas of Rama First Nation

The Chippewas of Rama First Nation are an Anishinaabe (Ojibway) community located at Rama First Nation, ON. Our history began with a great migration from the East Coast of Canada into the Great Lakes region. Throughout a period of several hundred years, our direct ancestors again migrated to the north and eastern shores of Lake Huron and Georgian Bay. Our Elders say that we made room in our territory for our allies, the Huron-Wendat Nation, during their times of war with the Haudenosaunee. Following the dispersal of the Huron-Wendat Nation from the region in the mid-1600s, our stories say that we again migrated to our territories in what today is known as Muskoka and Simcoe County. Several major battles with the Haudenosaunee culminated in peace being agreed between the Anishinaabe and the Haudenosaunee, after which the Haudenosaunee agreed to leave the region and remain in southern Ontario. Thus, since the early 18th century, much of central Ontario into the lower parts of northern Ontario has been Anishinaabe territory.

The more recent history of Rama First Nation begins with the creation of the “Coldwater Narrows” reserve, one of the first reserves in Canada. The Crown intended to relocate our ancestors to the Coldwater reserve and ultimately assimilate our ancestors into Euro-Canadian culture. Underlying the attempts to assimilate our ancestors were the plans to take possession of our vast hunting and harvesting territories. Feeling the impacts of increasingly widespread settlement, many of our ancestors moved to the Coldwater reserve in the early 1830s. Our ancestors built homes, mills, and farmsteads along the old portage route which ran through the reserve, connecting Lake Simcoe to Georgian Bay (this route is now called “Highway 12”). After a short period of approximately six years, the Crown had a change of plans. Frustrated at our ancestors continued exploiting of hunting territories (spanning roughly from Newmarket to the



south, Kawartha Lakes to the east, Meaford to the west, and Lake Nipissing to the north), as well as unsuccessful assimilation attempts, the Crown reneged on the promise of reserve land. Three of our Chiefs, including Chief Yellowhead, went to York under the impression they were signing documents affirming their ownership of land and buildings. The Chiefs were misled, and inadvertently allegedly surrendered the Coldwater reserve back to the Crown.

Our ancestors, then known as the Chippewas of Lakes Simcoe and Huron, were left landless. Earlier treaties, such as Treaty 16 and Treaty 18, had already resulted in nearly 2,000,000 acres being allegedly surrendered to the Crown. The Chippewas made the decision to split into three groups. The first followed Chief Snake to Snake Island and Georgina Island (today known as the Chippewas of Georgina Island). The second group followed Chief Aissance to Beausoleil Island, and later to Christian Island (Beausoleil First Nation). The third group, led by Chief Yellowhead, moved to the Narrows between Lakes Simcoe and Couchiching and eventually, Rama (Chippewas of Rama First Nation).

A series of purchases, using Rama's own funds, resulted in Yellowhead purchasing approximately 1,600 acres of abandoned farmland in Rama Township. This land makes up the core of the Rama Reserve today, and we have called it home since the early 1840's. Our ancestors began developing our community, clearing fields for farming and building homes. They continued to hunt and harvest in their traditional territories, especially within the Muskoka region, up until the early 1920's. In 1923, the Williams Treaties were signed, surrendering 12,000,000 acres of previously uncaded land to the Crown. Once again, our ancestors were misled, and they were informed that in surrendering the land, they gave up their right to access their seasonal traditional hunting and harvesting territories.

With accessing territories difficult, our ancestors turned to other ways to survive. Many men guided tourists around their former family hunting territories in Muskoka, showing them places to fish and hunt. Others worked in lumber camps and mills. Our grandmothers made crafts such as porcupine quill



baskets and black ash baskets, and sold them to tourists visiting Simcoe and Muskoka. The children were forced into Indian Day School, and some were taken away to Residential Schools. Church on the reserve began to indoctrinate our ancestors. Our community, along with every other First Nation in Canada, entered a dark period of attempted genocide at the hands of Canada and the Crown. Somehow, our ancestors persevered, and they kept our culture, language, and community alive.

Today, our community has grown into a bustling place, and is home to approximately 1,100 people. We are a proud and progressive First Nations community.

Michi Saagiig (Mississauga Anishinaabeg)

This detailed Michi Saagiig oral history by Gitiga Migizi from 2017, a respected Elder and Knowledge Keeper of the Michi Saagiig Nation, was provided to A.S.I. by Dr. Julie Kapyrka on behalf of Curve Lake First Nation for inclusion in this report:

“The traditional homelands of the Michi Saagiig (Mississauga Anishinaabeg) encompass a vast area of what is now known as southern Ontario. The Michi Saagiig are known as “the people of the big river mouths” and were also known as the “Salmon People” who occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake. Their territories extended north into and beyond the Kawarthas as winter hunting grounds on which they would break off into smaller social groups for the season, hunting and trapping on these lands, then returning to the lakeshore in spring for the summer months.

The Michi Saagiig were a highly mobile people, travelling vast distances to procure subsistence for their people. They were also known as the “Peacekeepers” among Indigenous nations. The Michi Saagiig homelands were located directly between two very powerful Confederacies: The Three Fires Confederacy to the north and the Haudenosaunee



Confederacy to the south. The Michi Saagiig were the negotiators, the messengers, the diplomats, and they successfully mediated peace throughout this area of Ontario for countless generations.

Michi Saagiig oral histories speak to their people being in this area of Ontario for thousands of years. These stories recount the “Old Ones” who spoke an ancient Algonquian dialect. The histories explain that the current Ojibwa phonology is the 5th transformation of this language, demonstrating a linguistic connection that spans back into deep time. The Michi Saagiig of today are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo-Indian periods. They are the original inhabitants of southern Ontario, and they are still here today.

The traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands. This also includes all the tributaries that flow from the height of land north of Toronto like the Oak Ridges Moraine, and all of the rivers that flow into Lake Ontario (the Rideau, the Salmon, the Ganaraska, the Moira, the Trent, the Don, the Rouge, the Etobicoke, the Humber, and the Credit, as well as Wilmot and 16 Mile Creeks) through Burlington Bay and the Niagara region including the Welland and Niagara Rivers, and beyond. The western side of the Michi Saagiig Nation was located around the Grand River which was used as a portage route as the Niagara portage was too dangerous. The Michi Saagiig would portage from present-day Burlington to the Grand River and travel south to the open water on Lake Erie.

Michi Saagiig oral histories also speak to the occurrence of people coming into their territories sometime between 500-1000 A.D. seeking to establish villages and a corn growing economy – these newcomers included peoples that would later be known as the Huron-Wendat,



Neutral, Petun/Tobacco Nations. The Michi Saagiig made Treaties with these newcomers and granted them permission to stay with the understanding that they were visitors in these lands. Wampum was made to record these contracts, ceremonies would have bound each nation to their respective responsibilities within the political relationship, and these contracts would have been renewed annually (see Migizi & Kapyrka, 2015). These visitors were extremely successful as their corn economy grew as well as their populations. However, it was understood by all nations involved that this area of Ontario were the homeland territories of the Michi Saagiig

The Odawa Nation worked with the Michi Saagiig to meet with the Huron-Wendat, the Petun, and Neutral Nations to continue the amicable political and economic relationship that existed – a symbiotic relationship that was mainly policed and enforced by the Odawa people.

Problems arose for the Michi Saagiig in the 1600s when the European way of life was introduced into southern Ontario. Also, around the same time, the Haudenosaunee were given firearms by the colonial governments in New York and Albany which ultimately made an expansion possible for them into Michi Saagiig territories. There began skirmishes with the various nations living in Ontario at the time. The Haudenosaunee engaged in fighting with the Huron-Wendat and between that and the onslaught of European diseases, the Iroquoian speaking peoples in Ontario were decimated.

The onset of colonial settlement and missionary involvement severely disrupted the original relationships between these Indigenous nations. Disease and warfare had a devastating impact upon the Indigenous peoples of Ontario, especially the large sedentary villages, which mostly included Iroquoian speaking peoples. The Michi Saagiig were largely able to avoid the devastation caused by these processes by retreating to their



wintering grounds to the north, essentially waiting for the smoke to clear. Michi Saagiig Elder Gitiga Migizi (2017) recounts:

“We weren’t affected as much as the larger villages because we learned to paddle away for several years until everything settled down. And we came back and tried to bury the bones of the Huron but it was overwhelming, it was all over, there were bones all over – that is our story.

There is a misnomer here, that this area of Ontario is not our traditional territory and that we came in here after the Huron-Wendat left or were defeated, but that is not true. That is a big misconception of our history that needs to be corrected. We are the traditional people, we are the ones that signed treaties with the Crown. We are recognized as the ones who signed these treaties and we are the ones to be dealt with officially in any matters concerning territory in southern Ontario.

We had peacemakers go to the Haudenosaunee and live amongst them in order to change their ways. We had also diplomatically dealt with some of the strong chiefs to the north and tried to make peace as much as possible. So we are very important in terms of keeping the balance of relationships in harmony.

Some of the old leaders recognized that it became increasingly difficult to keep the peace after the Europeans introduced guns. But we still continued to meet, and we still continued to have some wampum, which doesn’t mean we negated our territory or gave up our territory – we did not do that. We still consider ourselves a sovereign nation despite legal challenges against that. We still view ourselves as a nation and the government must negotiate from that basis.”

Often times, southern Ontario is described as being “vacant” after the dispersal of the Huron-Wendat peoples in 1649 (who fled east to Quebec



and south to the United States). This is misleading as these territories remained the homelands of the Michi Saagiig Nation.

The Michi Saagiig participated in eighteen treaties from 1781 to 1923 to allow the growing number of European settlers to establish in Ontario. Pressures from increased settlement forced the Michi Saagiig to slowly move into small family groups around the present-day communities: Curve Lake First Nation, Hiawatha First Nation, Alderville First Nation, Scugog Island First Nation, New Credit First Nation, and Mississauga First Nation.

The Michi Saagiig have been in Ontario for thousands of years, and they remain here to this day.”



Appendix C: Record of Consultation

From: [Nahed, Karim](#)
Sent: Wednesday, May 1, 2024 3:35 PM
To: [David Bru_o](#); [Adam Saddo](#)
Cc: [Sin, Adrian](#); [Gan, Tyrone](#); [10325954_D_EELRT TPAP-10 Design Update](#)
Subject: EELRT: Correspondence with Scarborough : Morningside Avenue Inquiry

Hi all,

As requested, please see below the correspondence with the Scarborough Preservation Panel.

I think this should give the Heritage group what they need.

Thanks

Karim

From: Kirstyn Allam <kallam@asiheritage.ca>
Sent: Friday, April 12, 2024 2:36 PM
To: Archives <scarborougharchives@rogers.com>
Cc: Nahed, Karim <Karim.Nahed@hdrinc.com>
Subject: RE: Morningside Avenue Inquiry

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rick,

I don't think that would be necessary. The information you've provided should be sufficient for our purposes.

Sometimes its helpful to be able to cite minutes when referencing a decision, but that being said, I think given the dates of the houses and their lack of architectural interest, we'll be fine without that.

Thanks again,
Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



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528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: Archives <scarborougharchives@rogers.com>
Sent: Friday, April 12, 2024 2:18 PM
To: Kirstyn Allam <kallam@asiheritage.ca>
Subject: Re: Morningside Avenue Inquiry

Our minutes do not show general discussions, only resolutions to include sites on our list which includes some sites not on Toronto's primary list. If you want the committee to examine the sites in question, we can do that sometimes in May or June,

Rick.

On Friday, April 12, 2024 at 01:47:05 p.m. EDT, Kirstyn Allam <kallam@asiheritage.ca> wrote:

Hi Gary – thank you for forwarding my query to the Preservation Panel.

Hi Rick – thank you for providing that information on the properties. Would there be any chance you might have access to the minutes from that committee meeting where the decision was made on the properties?

Best regards,

Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



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From: Archives <scarborougharchives@rogers.com>

Sent: Friday, April 12, 2024 1:42 PM

To: Kirstyn Allam <kallam@asiheritage.ca>; Gary Miedema <gary.miedema@toronto.ca>

Cc: Nahed, Karim <karim.nahed@hdrinc.com>; Scarborough Community Council <scc@toronto.ca>

Subject: Re: Morningside Avenue Inquiry

None of the properties on that list are on the list or potential heritage properties in Scarborough in the opinion of the committee which addressed the area several years ago. Most are homes varying in age from 1930 - 1990s with no particular architectural features.

Rick

On Friday, April 12, 2024 at 12:04:37 p.m. EDT, Gary Miedema <gary.miedema@toronto.ca> wrote:

Hi Kristyn,

Please reach out to the Scarborough Preservation Panel at scarborougharchives@rogers.com. They are cc'd!

Gary

Gary Miedema (he/him),

Project Manager, Policy and Research

Heritage Planning

Urban Design/City Planning

19th Floor East Tower, City Hall

Toronto ON M5H 2N2

Email: Gary.miedema@toronto.ca

Tel: 416 338 1091



From: Kirstyn Allam <kallam@asiheritage.ca> .
Sent: April 5, 2024 2:20 PM
To: Scarborough Community Council <scc@toronto.ca>
Cc: Nahed, Karim <Karim.Nahed@hdrinc.com>
Subject: [External Sender] Morningside Avenue Inquiry

Good afternoon,

ASI has been retained by HDR as part of the Eglinton East Light Rail Transit TPAP and Design Update to complete a Cultural Heritage Report and identified the following potential heritage properties:

- 344 Morningside Avenue
- 304 Morningside Avenue
- 306 Morningside Avenue
- 308 Morningside Avenue
- 310 Morningside Avenue
- 314 Morningside Avenue
- 316 Morningside Avenue
- 318 Morningside Avenue
- 320 Morningside Avenue
- 324 Morningside Avenue

We're now completing Cultural Heritage Evaluation Reports on the properties to determine cultural heritage value or interest and are seeking any information on the properties or the area of Scarborough that could assist us with our evaluation. Would the Scarborough Community Preservation Panel have any information that could be shared with us?

Thank you in advance for your time,

Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



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Cultural Heritage Evaluation Report

308 Morningside Avenue

City of Toronto, Ontario

Draft Report

Prepared for:

HDR

100 York Boulevard, Suite 300
Richmond Hill, ON L4B 1J8

Archaeological Services Inc. File: 24CH-058

May 2024



Executive Summary

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 308 Morningside Avenue in the City of Toronto, Ontario. The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of a single-storey residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that the property at 308 Morningside Avenue does not meet the criteria outlined in Ontario Regulation 9/06. Therefore, it does not retain cultural heritage value or interest.

The following recommendations are proposed:

1. This draft report should be submitted to Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism for review and comment. The proponent should also submit this report to any other relevant heritage stakeholder that has an interest in the project.



Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.



Project Personnel

- **Senior Project Manager:** Lindsay Graves, M.A., C.A.H.P., Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Dipl. Heritage Conservation, Cultural Heritage Technician, Project Administrator – Cultural Heritage Division
- **Project Manager:** Kirstyn Allam, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Analyst, Project Manager - Cultural Heritage Division
- **Field Review:** Kirstyn Allam
- Leora Bebko, M.M.St., Cultural Heritage Technician, Technical Writer and Researcher – Cultural Heritage Division
- **Report Production:** Kirstyn Allam
- Leora Bebko
- Michael Wilcox, P.h.D., Historian - Cultural Heritage Division
- **Graphics Production:** Andrew Clish, B.E.S., Senior Archaeologist - Planning Assessment Division
- **Report Reviewer(s):** Kirstyn Allam and Lindsay Graves

For further information on the Qualified Persons involved in this report, see Appendix A.



Glossary

Built Heritage Resource (B.H.R.)

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2020, p. 41).

Cultural Heritage Landscape (C.H.L.)

Definition: "...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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2020, p. 42).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2020, p. 51).



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1.0 Introduction

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 308 Morningside Avenue in the City of Toronto, Ontario (Figure 1). The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of a single-storey residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.





Figure 1: Location of the subject property at 308 Morningside Avenue and C.H.L. 1 from the Cultural Heritage Report. Source (c) Open Street Map contributors, Creative Commons n.d.

1.1 Project Overview

The Eglinton East Light Rail Transit Project is a proposed 18-kilometre light rail transit system in Scarborough. It is a distinct service built to purpose, extending from Kennedy Station to Sheppard-McCowan and Malvern Town Centre. The Eglinton East Light Rail Transit includes 27 proposed stops and five rapid transit interchanges (three local and three regional connections). The project will also involve a maintenance storage facility near the intersection of Sheppard Avenue and Conlins Road. It is anticipated that there will be a total of 15 traction power sub-stations (T.P.S.S.s) located along the route. These will be standalone at-grade structures within a radius of approximately 150 metres of a Station/Stop. The Scarborough-Malvern Light Rail Transit Environmental Assessment was the predecessor to the Eglinton East Light Rail Transit Project, for which Archaeological Services Inc. completed a Cultural Heritage Assessment Report (Archaeological Services Inc., 2009).

The proposed Eglinton East Light Rail Transit Project will expand Rapid transit services to seven Neighbourhood Improvement Areas and provide improved connections to the University of Toronto Scarborough Campus, Centennial College, and Malvern Town Centre.

1.2 Approach to Cultural Heritage Evaluation Reports

The scope of a C.H.E.R. is guided by the *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006) and the City of Toronto's *Terms of Reference for Cultural Heritage Evaluation Reports* (City of Toronto Planning & Development, n.d.).

This report will include:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building development;
- Historical mapping and photographs;
- A description of the built heritage resource that is under evaluation in this report;
- Representative photographs of the exterior and interior of the building; and
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria.

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulation 9/06. The criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the local community context.

2.0 Description of the Property

The following section provides a description of the subject property.



2.1 Property Owner

The subject property is owned by:

Johannes Friedrich;

Cornelia Persich;

Michael Friedrich; and,

Johanna Kerr.

2.2 Existing Conditions

The subject property is located on the west side of Morningside Avenue, north of Tefft Road (Figure 2). The property contains a single-storey brick residence with an irregular roofline and an attached garage on the south side. The residence has a combination hip and gable roof and a small front porch at the entryway (Figure 3). A small shed is located at the rear of the property. There are plantings along the south side of the property and mature trees at the rear. The property at 308 Morningside Avenue forms part of a collection of properties on Morningside Avenue that were identified as a potential cultural heritage landscape (C.H.L.) in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by Archaeological Services Inc. (A.S.I.) in May 2023 (updated May 2024) (Archaeological Services Inc., 2024).





Figure 2: Aerial image of the subject property at 308 Morningside Avenue (Google Maps).



Figure 3: 308 Morningside Avenue (A.S.I., 2024).

2.3 Heritage Recognitions

The subject property does not have any previous heritage recognition.

2.4 Adjacent Lands

The subject property is within a potential C.H.L. identified in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by A.S.I. in May 2023 (updated May 2024) (Archaeological Services Inc., 2024). The post-war streetscape identified in the 2024 Cultural Heritage Report consists of both the east and west sides of Morningside Avenue from Tefft Road to Fairwood Crescent, and included 308 Morningside Avenue. The potential heritage attributes identified in the report include the variety of residences which are indicative of post-war residential design, the properties' well-proportioned massing, harmonized setbacks, and incorporation of different, while complimentary floor plans, roof designs, and exterior materials (Archaeological Services Inc., 2024).

The subject property is located within a suburban context along Morningside Avenue. North of the property on both the west and east sides of the roadway are similar post-war single-family homes. To the south of the property are several mid-to-high-rise apartment structures on the west side of Morningside Avenue and an elementary school and large commercial complex on the east side, north of Kingston Road.

3.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

3.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.



3.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property. In addition, historical research was undertaken through the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- City of Toronto Archives;
- Archives of Ontario;
- Toronto Public Library;
- OnLand, Ontario Land Registry Access (O.L.R.A.);
- Scarborough Historical Society Image Gallery; and,
- Library and Archives Canada.

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the property. These included:

- The City of Toronto Heritage Register (City of Toronto, n.d.);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).



3.1.2 Site Visit

A site visit to the subject property was conducted on April 10, 2024, by Leora Bebko and Kirstyn Allam of Archaeological Services Inc. The site visit included photographic documentation of the exterior of the subject property from the publicly accessible right-of-way. Permission to enter the property was not secured.

3.2 Discussion of Historical or Associative Value

Historically, the property was located on part of Lot 11, Concession 1 in the former Village of Highland Creek (later the community of West Hill following the division of the village) within Township of Scarborough. It is now located at 308 Morningside Avenue in the former borough of Scarborough in the City of Toronto.

3.2.1 Indigenous Land Use and Settlement

Current archaeological evidence indicates that southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P.



and is interpreted by archaeologists to be indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (J. Brown, 1995, p. 13; Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites focused on horticulture begin to dominate the archaeological record. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community disintegration was no longer practised and these populations now communally occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through this process, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First



Nation communities continued to practice residential mobility and to harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. In the 1640s, devastating epidemics and the traditional enmity between the Haudenosaunee and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s however, the Anishinaabeg were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.

The subject property is located within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation (Williams Treaties First Nations, 2017).

The purpose of the Johnson-Butler Purchases of 1787-1788 was to acquire from the Mississaugas all lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek, including the Carrying Place Trail.

As part of the Johnson-Butler Purchases, the British signed a treaty, sometimes referred to as the “Gunshot Treaty” with the Mississaugas in 1787 covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase and continuing east to the Bay of Quinte, where it meets the Crawford Purchase. It was referred to as the “Gunshot Treaty” because it covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984, pp. 37–45). First discussions about acquiring this land are said to have come



about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984, pp. 37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Surtees, 1984, pp. 37–45). However, descriptions of the treaty differ between the British and Mississaugas, including the depth of the boundaries: “Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an average of 15-16 miles in Colonel Butler’s description” (Surtees, 1984, pp. 37–45).

To clarify this, in 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Crown-Indigenous Relations and Northern Affairs, 2013).

The Williams Treaties were signed on October 31 and November 15, 1923 by representatives of the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation. The purpose of the treaties was to address lands that had not been surrendered through previous treaties and no negotiations preceded the signing of the Williams Treaties in 1923, with a commission established by the Federal and Provincial governments led by Treaty Commissioner A. S. Williams.

Through the Williams Treaties, the Crown received three tracts of land occupying approximately 52,000 square kilometres of land. The territory covered by the Williams Treaties stretched from the northern shore of Lake Ontario between Trent River and the Don River to Lake Simcoe and the eastern shore of Georgian Bay to the French River and Lake Nipissing and was bounded to the north and east by the Ottawa River. Specifically, the Williams Treaties include lands originally covered by the John Collins Purchase (1785), the Johnson-Butler



Purchase (1787), the Rice Lake Purchase (Treaty #20 – 1818), and the Robinson-Huron Treaty (Treaty #61 – 1850). In exchange, the signing nations received a one-time payment of \$25 for each band member as well as \$233,425.00 to be divided amongst the four Mississauga nations and \$233,375.00 to be divided amongst the three Chippewa nations. However, records of the acquisition were not clear on the extent of lands agreed upon (Surtees, 1984, pp. 37–45).

However, the seven signatory nations claimed that the original terms of the treaty were not honoured when it was written by the Crown, which included the right to fish and hunt within the treaty lands and did not include the islands along the Trent River (Surtees, 1986; Williams Treaties First Nations, 2017). In 1992, the seven Williams Treaties First Nations filed a lawsuit against the federal government — Alderville Indian Band et al v. Her Majesty the Queen et al — seeking compensation for the 1923 land surrenders and harvesting rights. This case went to trial in 2012 and in September 2018 the Federal and Provincial governments announced that they had successfully reached a settlement with the seven member nations. The settlement includes financial compensation of \$1.11 billion to be divided amongst the nations as well as an entitlement for each First Nation to add up to 11,000 acres to their reserve lands and the recognition by the Crown of the First Nation's Treaty rights to harvest on Crown lands within the treaty territories (Government of Canada, 2018).

Additional information on the Ojibway settlement and land use of southern and central Ontario was provided by the Chippewas of Rama First Nation and the oral history of the Michi Saagiig was provided to A.S.I. for use in reporting. This information is included in Appendix B.

3.2.2 Township of Scarborough

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and



overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the shorelines of major lakes and adjacent to various creeks and rivers (A.S.I., 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes and would have been in locations with good soil and suitable topography to ensure adequate drainage.

The township of Scarborough, originally called Glasgow Township, was partially laid out to the east of the township of York. Beginning in 1791, Augustus Jones surveyed the new township, and a baseline was laid out. The early survey of the township was found to be faulty and carelessly done, resulting in numerous lawsuits among property owners. To remedy this situation, a new survey of the township was undertaken under F.F. Passmore in 1864 to correct and confirm the township concession lines. In August 1793, Mrs. Simcoe noted in her diary that she and her party “came within sight of what is named in the Map the high lands of Toronto—the shore is extremely bold and has the appearance of Chalk Cliffs... they appeared so well that we talked of building a Summer Residence there and calling it Scarborough” (Bonis 1968:38). The first land grants were patented in Scarborough in 1796, and were issued to Loyalists, high ranking Upper Canadian government officials, and some absentee Loyalist grantees. Among the first landowners were: Captain William Mayne (1796); David Thomson (1801); Captain John McGill (1797); Captain William Demont (1798); John McDougall (1802); Sheriff Alexander McDonell (1806); and Donald McLean, clerk of the House of Assembly (1805).

The Euro-Canadian settlement of Scarborough remained slow, and in 1802 there were just 89 settlers in the Township. In 1803, the township contained just one assessable house and no grist or sawmills. The livestock was limited to five horses, eight oxen, 27 milch cows, seven “horned cattle” and 15 swine. In 1809 the population had increased to 140 men, women and children. The settlement and improvement of the township was aided when the Danforth Road was constructed across the township but was slowed in 1812 with the outbreak of the war. By 1819, new settlement was augmented by settlers from Britain, Scotland



and Ireland, but the population remained low at just 349 inhabitants (Bonis 1968:52).

The Township of Scarborough was incorporated as a municipality in 1850. By this time there were three grist mills and 23 sawmills on the Highland Creek and the Rouge River. Several villages were developing at the various crossroads within the township. Businesses and industries were coming to the township including shipbuilding at the mouths of Highland Creek and Rouge River. By Confederation in 1867 the settlements Scarborough Village, Woburn, Highland Creek, Ellesmere, Malvern, Agincourt, and Wexford were well established and had their own post offices (Scarborough Historical Society, 2011b).

The township remained generally rural throughout the late-nineteenth and early-twentieth centuries. Following a near-bankruptcy during the Great Depression, the Township was saved by the General Engineering Company munitions plant which opened on Eglinton Avenue East during World War Two. Following the war, this area came to be known as the Golden Mile commercial district and growth throughout the township accelerated rapidly. The urbanization of the formerly rural area that had begun in 1940s was encouraged by the opening of Highway 401 in 1956. Development in the area increased at breakneck speed: between 1950 and 1955 alone, the population more than doubled from 48,000 to 110,000 and had tripled again by 1970. Subdivision developments quickly sprang up all around the Township to accommodate the influx of new residents (Toronto, 2023).

In 1967, the Township of Scarborough became the Borough of Scarborough in the newly formed Municipality of Metropolitan Toronto. Development and growth within the borough continued throughout the twentieth century and by 1983 Scarborough incorporated as a city and then, in 1997, was amalgamated as part of the City of Toronto which is Canada's largest municipality (Mika & Mika, 1983; Toronto, 2023).



3.2.3 Village of Highland Creek

The subject property is located just northwest of the historical village centre of the Village of Highland Creek. The village was primarily centred around the intersection of Kingston Road and the Military Trail on either side of Highland Creek. One of the first settlers at Highland Creek was William Knowles, who is said to have established a smithy here in 1802. His son, Daniel Knowles, opened the first general store in the village. The first mill in the village was built by William Cornell in 1804. This structure was razed by fire, but was replaced with a gristmill on the same site by William Helliwell in 1847. This structure also burned in 1880 (R. Brown, 1997).

The settlement was first recognized officially as a community when a post office opened in 1852, with William Chamberlain as the first postmaster. The office was rocked by scandal in 1856, when the second postmaster, John Page, absconded. The post office is still in operation although its name has been changed to the West Hill sub postal outlet #2. The community once contained four stores, two hotels and two gristmills, with a total population of approximately 500 inhabitants (Crossby, 1873).

The settlement was divided in 1879 into the villages of Highland Creek and West Hill, creating a small but long-running rivalry between the neighbouring communities (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a). By 1885, Highland Creek was described as a “considerable village” with a population of about 600 (Mulvany et al., 1885). By the late 1890s, it contained three churches representing Catholics, Methodists and Presbyterians (Boyle, 1896).

The main concentration of settlement here was focused on part of Lots 6, 7 and 8 in Concession 1 on land owned by William Helliwell. The central portion of the village, located on Lot 7, was formally subdivided into 15 large building lots by a plan prepared in January 1855 (R. Brown, 1997). At that time, a cooper’s shop stood in the apex of land on the west side of the intersection of Kingston Road



and the Military Trail, and a dwelling house was located south of Kingston Road on the east side of Morrish Road.

Local tradition relates that during the 1860s, approximately 150 local businessmen and speculators formed an oil drilling company along Highland Creek. The only oil discovered here was a small amount that a prankster poured into the rig one night, although a salt deposit was discovered during the drilling operation (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a).

Highland Creek continued as rural settlement well into the twentieth century. Highland Creek, along with the rest of Scarborough Township experienced rapid growth and urbanization in the 1950s through to the 1970s with the addition of several residential subdivisions and commercial developments along Kingston Road. The community and the rest of Scarborough, as mentioned above in Section 3.2.2, became part of the city of Toronto in 1997 (Highland Creek Community Association, n.d.; Mika & Mika, 1983).

3.2.4 Settlement of West Hill

Historically, the subject property was located within the community of West Hill which was centred around the intersection of present-day Old Kingston Road and Manse Road. Initially the community of West Hill was part of the settlement of Highland Creek. In 1879, John Richardson divided the village by opening a post office on the west side of the Highland Creek valley and gave it the name West Hill. The village extended “from the top of Highland Creek valley to modern day [community of] Morningside” (R. Brown, 1997). Part of the settlement consisted of small shanties built by railway workers in the 1850s along Morningside Avenue. This part was known as Corktown due to the Irish origin of many of the workers (R. Brown, 1997).

Although much of Scarborough Township still consisted of 100 acres lots in agricultural production at the turn of the twentieth century, there were a number of five-acre lots under development in West Hill by 1900 (Bonis, 1968) and the community experienced a small development boom after streetcar service arrived



in the area in 1906. Improvements to Kingston Road in the 1920s also led to more growth. In 1936, a new Kingston Road was constructed to bypass the valley “...and subsequent road widening, and redevelopment removed most of the early village buildings between Morningside and Old Kingston Road.” Nevertheless, some heritage structures from the mid-nineteenth century survive in this community (R. Brown, 1997).

3.2.5 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, and archival images.

Historically, the subject property is located on Lot 11, Concession 1 in Scarborough Township. The crown patent for this 200-acre lot was allotted to King’s College in 1828 (O.L.R.A., n.d.). It is possible that King’s College began renting the 200-acre lot to tenants soon thereafter.¹ Among the earliest tenants may have been William Richardson, John Almond, and John Wilson. Almond may have begun residing on the property in the early 1850s (O.L.R.A., n.d.). Both Richardson’s (as W.R.) and Almond’s names appear at the southern end of Lot 11 on the 1860 *Map of the County of York*, adjacent to Kingston Road, while Wilson’s name is associated with the rest of the lot, with both a residence and sawmill thereon. The subject property appears on a 13-acre parcel of land that formerly belonged to John Almond (Figure 4).

¹ There appears to be several pages missing from the Abstract/Parcel Register Book related to the pre-1870s period.





Figure 4: The location of the subject property overlaid on the 1860 *Map of the County of York* (Tremaine, 1860).

The 1861 census identifies John Almond as a 74-year-old widower, whose profession was as a “Waggon Maker” and who was born in England. He was residing in a single-storey frame house somewhere on his 13-acre property (Library and Archives Canada, 1861). John Almond died circa 1872, and his property was left to his executor, James Almond, who promptly sold the property to Mary E.D. Shackleton for \$1,000 (O.L.R.A., n.d.). Mary’s husband James was also a waggon maker, so it is very likely that the Almonds and Shackletons knew each other before the sale. Mary worked in or operated a tavern (Nason, 1871). The 1878 *Illustrated Historical Atlas of the County of York* depicts the subject property north of a built-up area along Morningside Avenue’s west side, north of Kingston Road. No structure appears thereon at this time. Morningside Avenue has a north-south orientation, albeit with a significant curve through the middle portion of the road, likely accounting for the river valley and perhaps as an access to John Wilson’s sawmill (Figure 5).

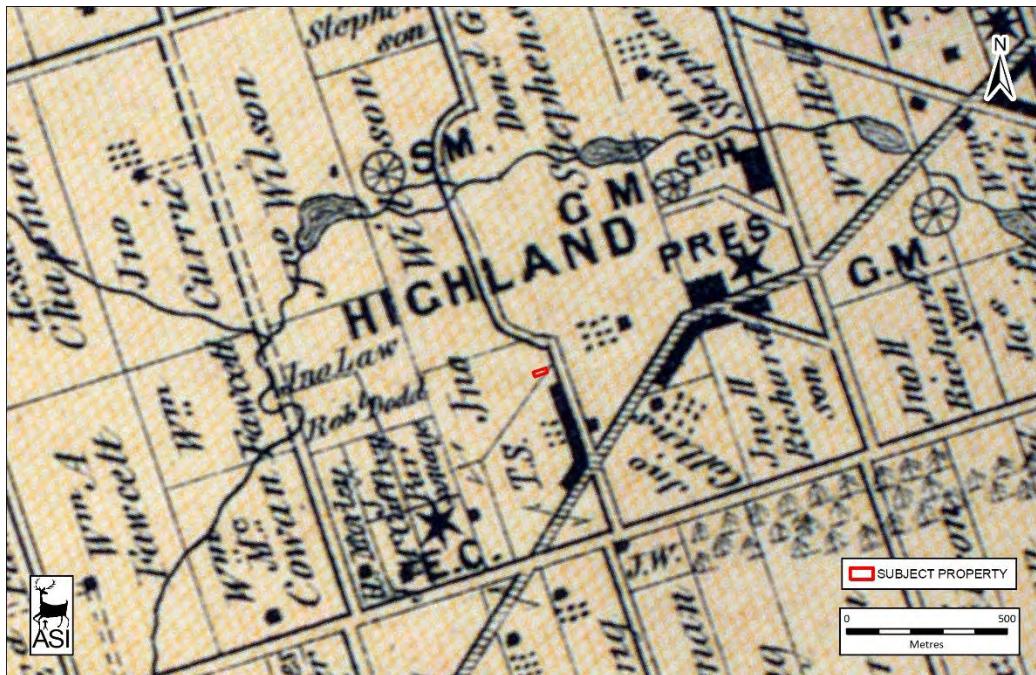


Figure 5: The location of the subject property overlaid on the 1878 *Illustrated Historical Atlas of the County of York* (Miles & Co., 1878).

Mary E.D. Shackleton, identified as a hotel keeper by the time of the 1881 census, granted the property to her daughter Hannah Shackleton in 1882. At some point in the late-nineteenth or early-twentieth century, the land came into the possession of Levi Shackleton (1854-1905) and his wife Mary Ann (1856-1936), likely relations of some kind to James and Mary E.D. Shackleton. However, the family of Mary Ann and Levi Shackleton were residing in Essex County according to the 1891 and 1901 censuses. It seems likely, then, that they rented out the subject property (Library and Archives Canada, 1891, 1901). It is plausible that they rented to one or all of George Bennett, John Jobbit, and/or James Keeler, all of whom are listed as tenants on Lot 11 in the 1908 directory. Upon Levi's death in 1905, Mary Ann became the owner of the 13-acre property and may have moved to the area. An M.A. Shackleton is listed as residing on the nearby neighbouring Lot 10, Concession 1 in the 1908 directory (Union Publishing Company, 1908). She sold the property to Thomas Rodda for \$3,000 in 1911 (O.L.R.A., n.d.).

The 1911 census identifies Thomas (circa 1868-1929), and his wife Annie (1868-1947) (who also went by Anna and/or Annabella in different sources), residing on Lot 11, Concession 1. Both were 41 years of age, and both had emigrated to Canada from England as children in 1878. Thomas was listed as a superintendent and a gardener (Library and Archives Canada, 1911). Two sons later served in World War One. The eldest, William Rodda (1891-1916), was a private in the 3rd Battalion. He was wounded at the battle of Courcellette on 8 October 1916, and died of pneumonia immediately thereafter (Canadian Great War Project, 2019). In 1916, Thomas and Annie's second son, also named Thomas, was a 21-year-old farmer residing in West Hill when he enlisted. He served as a private with the 127th Battalion in France and Belgium and then as a sapper with the 1st Canadian Railway Company before demobilization and his return to West Hill in 1919 (Canadian Expeditionary Force, n.d.).

The Rodda residence is likely the black square, indicating a wooden house on the map, to the north of the subject property on the 1914 topographic map, and which is located in a rural-agricultural context north of Kingston Road and the radial railway (Figure 6). No structure appears on the subject property at this time.





Figure 6: The location of the subject property overlaid on a 1914 topographic map, Markham Sheet (Department of Militia and Defence, 1914).

The 1921 census shows Thomas Rodda, his wife Anna, and their two sons Thomas and George living on Lot 11, Concession 1 in a wood house that they owned. Thomas was listed as a superintendent at a company called Dominion while Anna was a housewife. The younger Thomas was a gardener. Others residing on Lot 11 at this time include, but are not limited to, the families of Harold and Annie Hughes, James and Elizabeth Wilson, and sisters Annie and Lillian Wilson (Libraries and Archives Canada, 1921).

The property owner, Thomas Rodda, died in 1929 and the land ownership transferred to Anna. Their son Thomas Rodda (1893-1965) married Eileen Rodda (1903-1983) in 1924. However, as late as 1931, the couple resided with Thomas' widowed mother, Anna, and Thomas' siblings in a six-room wooden house on Lot 11 (Library and Archives Canada, 1931). It is plausible that the house pictured below (Figure 7) was the house described in the 1931 census, though it remains unknown exactly where this house was located.



Figure 7: Tom Rodda House, West Hill, undated
(Scarborough Historical Society, n.d.).

In 1933, Thomas Rodda acquired the subject property from his mother (O.L.R.A., n.d.). In February 1938, Thomas and Eileen Rodda sold the subject property, and more, to William Hocking. The lot Hocking purchased appears to correlate with the present-day properties of 308, 310, 314, 316, and 318 Morningside Avenue.

Over the following decades, the area around the subject property was developing rapidly, and included new residential developments, as well as commercial buildings, apartment buildings, and educational buildings (Figure 8 to Figure 9).



Figure 8: The location of the subject property overlaid on a 1947 aerial photograph (City of Toronto Archives, 1947).



Figure 9: The location of the subject property overlaid on a 1956 aerial photograph (City of Toronto Archives, 1956).

William and Margaret Hocking subdivided their property in the 1930s and 1940s. They sold the subject property parcel to George McDaniel in November 1938. In 1948, McDaniel sold the subject property to Mary E. McIver, who then sold it to Lloyd and Vera Towns in 1951. In 1952, Lloyd and Vera Towns sold the property to Christopher and Olga Bailey. Then in 1953, the Baileys sold the property to Leon and Mina Bauer. In 1957, Leon and Mina Bauer sold the subject property to Ida Ambrus (O.L.R.A., n.d.).

In 1959, Ida Ambrus sold the subject property to Camberley Investments Limited. This company then sold the property to Gary and Sandra Hardy in 1960, and a house was erected in 1960 or 1961, as a house is extant by the time of the 1961 aerial photograph (Figure 10 and Figure 11).



Figure 10: The location of the subject property overlaid on a 1961 aerial photograph (City of Toronto Archives, 1961).

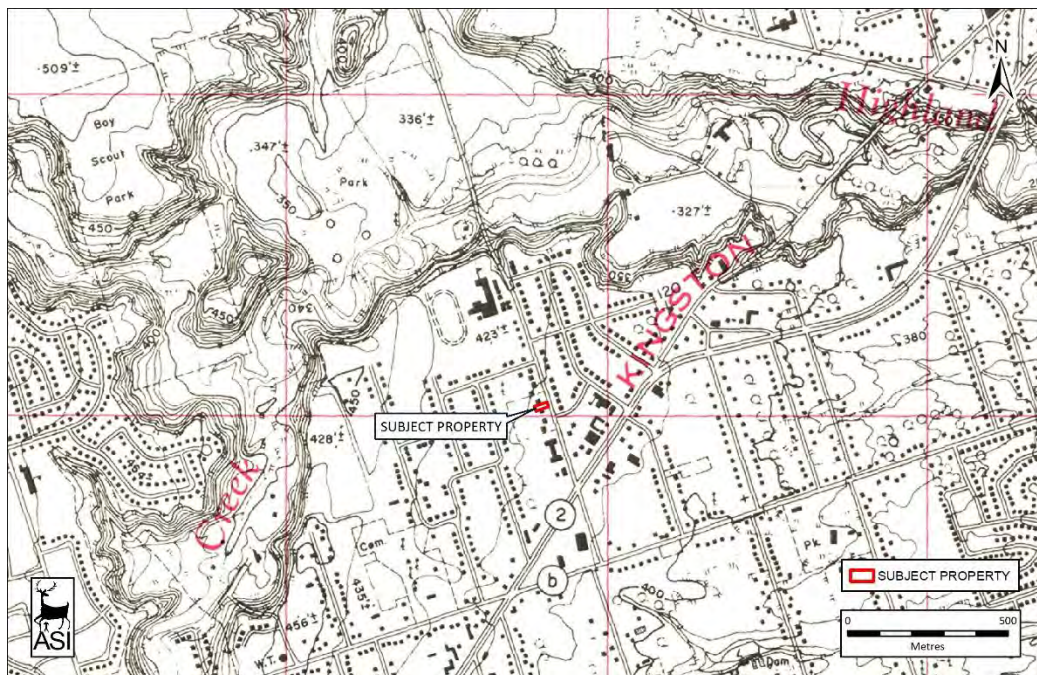


Figure 11: The location of the subject property overlaid on a 1961 topographic map, Highland Creek sheet (Army Survey Establishment, 1961).

Gwyn and Florence Williams purchased the property from the Hardys in 1966 (O.L.R.A., n.d.). The Williams, with Gwyn identified as an editor, resided in the residence on the property along with a clerk named Robert Young, according to the 1968 Voters List (Library and Archives Canada, 1968).

In 1969, Gwyn and Florence Williams sold the property to Johannes and Rosa Friedrich (O.L.R.A., n.d.). Johannes (1931-2022) was born in Germany and emigrated to Canada in 1953. He was a carpenter by trade. By the 1990s, the subject property – which was still owned and occupied by the Friedrich family – was located in a primarily residential context in Scarborough (Figure 12).



Figure 12: The location of the subject property overlaid on a 1992 aerial photograph (City of Toronto Archives, 1992).

In 2015, Johannes Friedrich added his three children to the title of ownership: Cornelia Persich, Michael Friedrich, and Johanna Kerr. They became the property owners following his death in 2022 and they remain the property owners today (ServiceOntario, 2024).

The subject property had a number of owners in the later half of the twentieth century and first two decades of the twenty-first century. However, research did not reveal any significant historical associations between the various historic owners/occupants and the broader community.

3.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the subject property.

3.3.1 Physical Characteristics

The subject property at 308 Morningside Avenue is a residential property on a residential stretch of Morningside Avenue. The property contains a single-storey residence with an attached garage. A small shed is located in the rear of the



property. A driveway on the south side of the property parcel provides access to the garage from Morningside Avenue. The property has a front and back yard with plantings in front of the house and a line of trees along the northern property border. There appears to be mature trees along the southern and northern property lines towards the rear of the parcel (see Figure 13 to Figure 17).

Landscape

The property at 308 Morningside Avenue has a grassed lawn at the front and the rear of the property. There are flowers planted along the front of the house (east elevation) of the residence. A paved walkway connects the paved driveway on the south side of the property to the entryway. The property is bordered by a mixture of chain link and wood fencing. A chain link fence with a gate separates the front and back yard on the north side of the residence. There is a line of trees along the north side of the property parcel along the side of the residence. A small, shed structure is visible at the rear of the property parcel in aerial images though is not visible from the publicly accessible right-of-way.

Residence

The residence is a single-storey house with a rectangular footprint and an attached garage. The residence has a combination hip and gable roof with a front-facing gable (Figure 13). The metal roof shingles are in a style referencing clay tile roofs (Figure 14). The front gable is clad in horizontal wood siding and overhangs the façade of the structure. The front façade (east elevation) of the residence is asymmetrical with the entryway on the north end, accessed by a flight of concrete stairs leading to a small brick porch with a concrete pad. The porch and stairs have iron railings on both sides. There is a tall vertical sidelight with privacy coating to the north of the front door (Figure 15). A wide, rectangular sash window takes up most of the remaining width of the southern portion of the façade. A short window below at ground level is the same width as the window above and indicates the presence of a basement. The top two-thirds of the front façade are buff brick, while the bottom one-third is clad in beige angel brick



(Figure 16). The attached garage is on the south side of the structure is clad in the same buff brick and angel brick as the front façade with a lower hipped roofline and a black rolling garage door. The angel brick facing wraps just around the corner of the structure but does not continue across the southern elevation where the poured concrete foundations are exposed (Figure 17). There is a chimney of the same buff brick as the house that extends above the roofline near the point where the garage meets the house. The northern and western elevations of the residence were not visible from the public right of way.



Figure 13: The front façade (eastern elevation) of the residence at 308 Morningside Avenue (A.S.I., 2024).



Figure 14: Detail view of the irregular roofline and clay roof-style shingles (A.S.I., 2024).



Figure 15: Detail view of the entryway and front porch (A.S.I., 2024).



Figure 16: Detail view of the fenestration, buff brick and angel brick facing on front façade (A.S.I., 2024).



Figure 17: Detail view of attached garage and the southern elevation of the residence (A.S.I., 2024).

3.3.2 Building Evolution and Alterations

As no original building plans were available at the time of review, this assessment of building alterations is based on a visual inspection from the publicly accessible right-of-way. The building structure appears to remain largely as-built with no significant additions or extensions. The concrete slab porch and stairs have likely been replaced as evidenced by damage to the brick around the stairs.

3.3.3 Building Style or Typology

The subject property is within an area that is generally characterized by post-World War Two residential developments. These types of residential developments, built between 1940 and 1960, are often referred to as “Victory Housing” as they were originally built to house workers coming to urban areas to work in war-time manufacturing and munitions plants. Victory Houses were initially temporary frame houses constructed by the Wartime Housing Corporation, later the Central/Canada Mortgage and Housing Corporation (C.M.H.C.), of prefabricated pieces and standardized materials that could be assembled on-site in as little as 36 hours. These house plans were later adapted to provide permanent housing for returning veterans and their families that could be rented and later purchased through support from the Veteran’s Land Act. The C.M.H.C. developed a series of government-approved floorplans that could be cheaply and swiftly constructed by developers, the most common of which was the “Strawberry Box” house, which was a customizable design with the basic form being one-and-a-half-storeys tall with a steeply pitched gable roof and small sashed windows (Figure 18). Among the other C.M.H.C. plans were a variety of styles including bungalows (Figure 19) and more modern designs (Figure 20) which varied in massing and materiality. The houses were single family, detached homes, typically in the range of 1000 square feet with yards big enough to have a garden and were built alongside one another forming unified neighbourhoods. Some other common features of Victory Houses include clapboard façades (though brick and shingle were not uncommon), central or off-centre entryways, asymmetrical façades, and simple designs (Bochove, 2021; “Dear Urbaner,” 2022; Wicks, 2007). Victory Housing neighbourhoods are easily identified by their



PLAN
No 47-1

Suitable for construction anywhere in Canada.
Area—730 sq. ft. Cubic contents—16,790 cu. ft.
Required lot frontage, without driveway—42'-0"
with driveway—44'-0"

6½ rooms, including Living Room,
Kitchen, Dining Room,
4 Bedrooms and Bathroom. Full Basement.

THIS plan combines an efficient layout with a very pleasing exterior appearance.

The front entrance gives access to a vestibule which has a coat closet of ample size and with natural light. The living room is of good size and proportion and contains flank wood or coal burning fireplace and side bookcase. There is a splendid window arrangement.

The kitchen opens off the living room, and is spacious with dining nook and storage closet. Shair to basement leads from the kitchen. There is also a direct outside trade or service entrance.

The bedroom portion of the house is accessible through a door from the living room thus enabling that part of the house to be shut off and completely separated from the rest of the house.

There are two bedrooms with corner windows and a bathroom on the first floor. On the second floor, space is provided for two additional bedrooms that could be finished for occupancy at a later date when needed.

An outstanding feature of this plan is the abundance of closet space, there being ten good sized closets. No roof dormer is required (unless an additional bathroom on the second floor is necessary), which contributes to economy of construction as well as maintenance.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".

FIRST FLOOR PLAN

FUTURE - SECOND FLOOR

CMHC

1940-1941



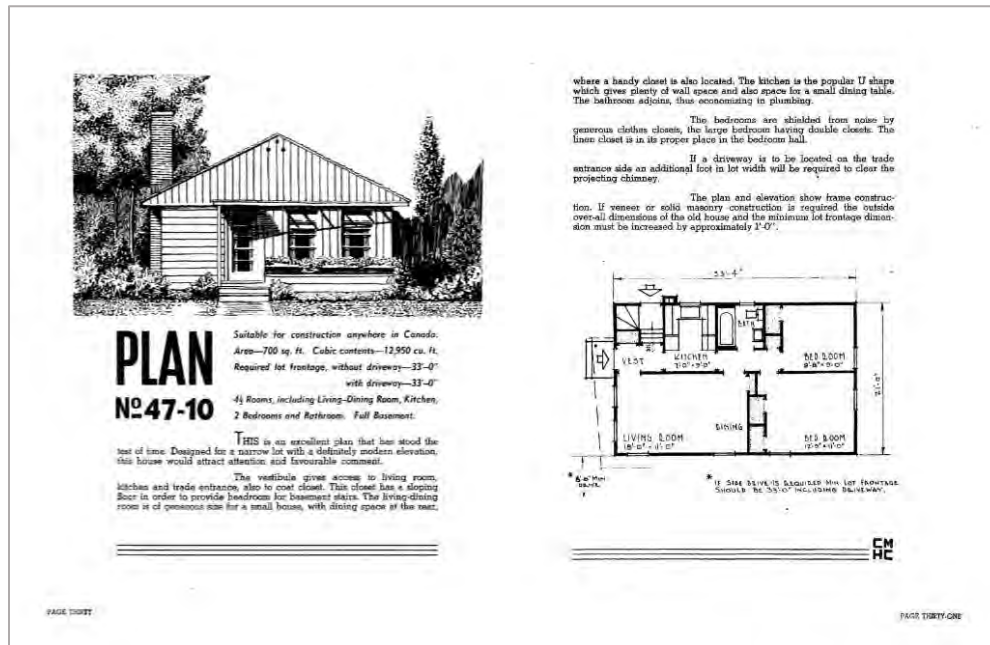


Figure 19: Plan 47-10 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a single-storey bungalow-type home with an off-centre entryway (Canada Mortgage and Housing Corporation, 1947).

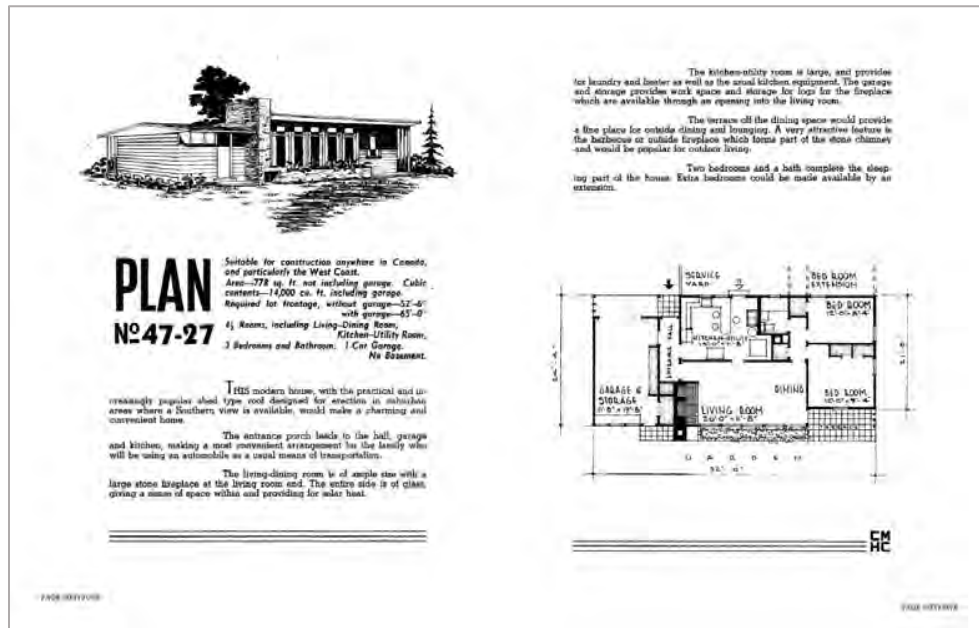


Figure 20: Plan 47-27 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a more modern design with a irregular roofline and asymmetrical façade (Canada Mortgage and Housing Corporation, 1947).

The residence has several features of these types of houses: its small size, sizable yard, sash windows, and off-centre entryway. The residence at 308 Morningside Avenue was built in 1960 or 1961 and therefore was constructed late in the Victory Housing period.

3.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

3.4.1 Setting and Character of the Property and Surroundings

The subject property is located within a suburban context within the West Hill area of Scarborough in the City of Toronto. Morningside Avenue is a north-south arterial road with four lanes of traffic. Morningside Avenue is generally characterized by single-family homes built in the mid-twentieth century as part of Scarborough's mid-twentieth century suburban development boom. Many of the houses constructed during this time period were known as Victory Houses. These

homes are generally small, single-storey residences but vary in floorplan and material.

Along this section of Morningside Avenue there are still a few intact post-war houses; however, during field review it was noted that most of the extant homes constructed during this period have been added to and/or altered in the decades following their construction and some of the original mid-twentieth century homes have been replaced with late twentieth or early twenty-first century infill. Morningside Avenue itself has been widened considerably since the original post-war development period and sidewalks have been added, significantly reducing the original lot sizes and altering the original character of the street (Figure 21).

The side streets in the surrounding area are also predominately Victory Housing, with some houses having been replaced by larger, later twentieth-century structures. South of the subject property on Morningside Avenue are apartment buildings and a large commercial plaza. North of the identified post-war streetscape is West Hill Collegiate Institute, a school complex constructed in the mid twentieth century and added to considerably since, and the Highland Creek valley which creates a natural dividing line between the present-day communities of West Hill and Morningside.





Figure 21: Looking southwest on Morningside Avenue toward the subject property (circled) (A.S.I., 2024).

3.4.2 Community Landmark

The subject property at 308 Morningside Avenue is not considered to be a landmark within the community. The residence is not featured on heritage walking tours. The house is also not physically or visually prominent within its immediate context through distinct architectural features, materials, built form, height, or arrangement on the lot. The size and massing of the house, including its lotting pattern are typical of a residential property within the neighbourhood. The subject property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

3.5 Comparative Analysis

Comparative analysis is generally used to establish a property's relative rarity and to establish a context for its potential design, associative, and contextual values as assessed by applying Ontario Regulations 9/06. Assessment is tied to the built

form (i.e., whether it is a rare, unique, representative or early example of a style, type, expression, material or construction method).

An examination of the surrounding neighbourhood and similar arterial roadways was conducted to identify comparable buildings for the purposes of establishing a comparative context for evaluating this property. Three properties were identified as being of similar form and massing. Comparative examples were selected to compare building typology and to situate the property at 308 Morningside Avenue in relation to its local context. Each of the three examples presented below (Figure 22 to Figure 24) express elements of Victory Houses through their massing, size, and off-centre entryways, as well as their location within a larger Victory Housing development.

3.5.1 315 Morningside Avenue

The property at 315 Morningside Avenue is located across the street from the subject property and contains a one-and-a-half-storey Victory House-style residence with a small addition on the rear (Figure 22). Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The residence is constructed in the “Strawberry Box” style with one-and-a-half-storeys, a steeply pitched gable roof and sashed windows. The front façade is asymmetrical with a bay window to the south of the front door. The residence is clad in siding and there is a small concrete porch in front of the entryway. There is a brick chimney on the residence’s northern elevation. At the rear of the residence, on the south side, a breezeway connects the addition to a detached garage.





Figure 22: 315 Morningside Avenue (A.S.I., 2024).

3.5.2 56 Amiens Road

The property at 56 Amiens Road contains a single-storey Victory House-style residence with a gable roof (Figure 23). The property is located just west of the subject property within a Victory Housing period residential development that includes Amiens Road, Fairwood Crescent, Beath Street, and Teft Road. This residential area was noted as a good example of intact mid-twentieth-century residential streetscapes with many extant and minimally altered residences from this period. Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The front elevation features a front facing gable roof and a central entryway. The façade is asymmetrical with a bay window to the north of the front door and a verandah that extends over the front door and the bay window. There is a small concrete porch with iron railings in front of the entryway. The windows are generally sashed windows of varying sizes. A brick chimney extends above the roofline on the north side, towards the rear of the structure.



Figure 23: 56 Amiens Road (Google Street View, 2019).

3.5.3 93 Sheppard Avenue East

The property at 93 Sheppard Avenue East is located along an arterial roadway with active transit links in North York, in the City of Toronto. It is located on a stretch of Sheppard Avenue with several extant groupings of Victory Houses, most of which have been converted for commercial use. Based on a review of historical aerial photographs, the residence was constructed in the late 1940s to early 1950s. The property contains a one-and-a-half-storey residence (Figure 24). The residence is constructed in the “Strawberry Box” style with one-and-a-half-storeys and a steeply pitched gable roof. The front façade is asymmetrical with an off-centre entryway and a larger window to the west of the front door. The windows are a mixture of sash windows on the sides of the structure and casement windows on the front. There is a small gable on the front façade creating a small verandah with decorative woodwork on the front. The residence is brick with the front and side gables clad in siding. There is a small concrete front porch with metal railings.



Figure 24: 93 Sheppard Avenue East (A.S.I., 2024).

3.5.4 Summary

Two of the comparative sample properties are located within the vicinity of the subject property and the third is located within a similar context on an arterial roadway within the City of Toronto. These properties all contribute to the context of a mid-twentieth century, post-war, housing development. Victory Houses remain very common in the former Borough of Scarborough and within the City of Toronto in general, though they are increasingly at risk of demolition and replacement with individual larger homes, condominium developments, and commercial structures where they are situated along major roadways.

Several largely intact Victory Housing developments remain within the City of Toronto, particularly in Etobicoke, North York, East York, and Southern Scarborough. The Topham Park neighbourhood of East York just outside the western border of Scarborough, with its many extant and minimally-altered Victory Houses and winding streets, is an intact and representative example of the architectural style and suburban planning patterns that were typical of the mid-twentieth-century period (Figure 25).



Figure 25: Merritt Road in the Topham Park neighbourhood, East York (Google StreetView, 2021).

The subject property, constructed 1960 or 1961, is considered to be a late example of a Victory House, which was a common construction style between 1940 and 1960. The comparable residences at 315 Morningside Avenue, 56 Amiens Road, and 93 Sheppard Avenue West were all constructed in the late 1940s to early 1950s, making 308 Morningside Avenue the most recent structure within the comparative sample. The houses at 315 Morningside Avenue and 93 Sheppard Avenue East are both “Strawberry Box” designs which is the type of house most commonly associated with Victory Housing, however all the properties contain features commonly associated with the typology, including their size, massing, height, fenestration, construction materials, and asymmetrical façades.

4.0 Community Engagement

The following section outlines the community engagement that was undertaken to gather and review information about the subject property.

4.1 Community Input

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Lindsay Parsons, Assistant Planner, City of Toronto (email correspondence 15 and 25 April 2024). A request was sent for a search of any Victory Houses or post-war streetscapes with previous heritage recognition. A response indicated that no other Victory Houses or post-war streetscapes with heritage recognition were found in the City's Heritage Register.
- Scarborough Historical Society (email correspondence 2 April 2024). A request for information regarding the history of the subject property, the family history of John Wilson, John Wilson's sawmill, and the Rodda family. Also requested was information on the history of the West Hill community. A response was not received by the time of report submission.
- Scarborough Preservation Panel (email correspondence 5 and 12 April 2024). A request for information on the property and neighboring properties (304, 306, 310, 314, 316, 318, 320, 324, and 344 Morningside Avenue) was sent. A response indicated that the property is not included on a list or is considered a potential heritage property by the committee. The response also included that most homes varied in age from 1930 to 1990s with no particular architectural features. A record of the consultation with the Scarborough Preservation Panel has been included in Appendix C.

4.2 Public Consultation

The final report will go to public review through the 30-day review following the Transit Project Assessment Period.



4.3 Agency Review

The draft report will be submitted to the Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism. Any feedback received will be considered and incorporated into this report as appropriate.

The following communities will receive this report for review and comment:

- Mississaugas of Scugog Island First Nation
- Hiawatha First Nation
- Alderville First Nation
- Curve Lake First Nation
- Chippewas of Georgina Island First Nation
- Chippewas of Rama First Nation
- Beausoleil First Nation
- Mississaugas of the Credit First Nation

This report, and this section, will be updated following the receipt of any additional comments from community engagement, prior to report finalization.

The final report will be submitted to the City of Toronto and the Ministry of Citizenship and Multiculturalism for their information.

5.0 Heritage Evaluation

The evaluation of the subject property at 308 Morningside Avenue using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Toronto.

5.1 Ontario Regulation 9/06

Evaluation of the subject property at 308 Morningside Avenue using Ontario Regulation 9/06 of the *Ontario Heritage Act*.



1. The property has design value or physical value because it:

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:
 - The subject property does not meet this criterion.
 - The residence at 308 Morningside Avenue was built in 1960 or 1961 and therefore was constructed late in the Victory Housing Period. While the residence has several features of these types of houses: its small size, sizable yard, sash windows, and off-centre entryway, it is not considered to be a robust example of this type of style. Moreover, Victory Houses are a common typology within the City of Toronto, with several more intact and representative examples of this mid-twentieth-century house and streetscape in the City.
- ii. displays a high degree of craftsmanship or artistic merit:
 - The subject property does not meet this criterion.
 - The residence on the property uses common building materials and design elements that are common to the former Borough of Scarborough, the City of Toronto, and across Ontario and does not display a high degree of craftsmanship or artistic merit.
- iii. demonstrates a high degree of technical or scientific achievement:
 - The subject property does not meet this criterion.
 - The residence does not demonstrate a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:
 - The subject property does not meet this criterion.
 - The house was constructed between 1960 and 1961 by Gary and Sandra Hardy. Other property owners followed, including Johannes and Rosa Friedrich, who owned the property from 1969 to 2015, and whose children remain the property owners today.



However, research did not reveal any significant historical associations between the various owners/occupants and the broader community.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

- The subject property is not known to meet this criterion at this time.
- There is no indication that the subject property has the potential to yield information that contributes to an understanding of a community or a culture.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

- The subject property does not meet this criterion.
- The architect, builder, and designer of the residence are unknown.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

- The subject property does not meet this criterion.
- The subject property is located on the west side of Morningside Avenue in the former Borough of Scarborough in the City of Toronto. The property is within a suburban context that came into being during Scarborough's mid-twentieth century suburban development boom. The subject property is one of many similar residences along this stretch of Morningside Avenue and the surrounding side streets and is not considered to be individually important in defining, maintaining, or supporting the character of the area. Furthermore, many of the houses along Morningside Avenue that were constructed during this period have been added to or otherwise altered since their construction and a number have been replaced entirely. Also detracting from the original context is that Morningside Avenue has been considerably widened since the post-war development period and



sidewalks have been added, which has significantly reduced the original lot sizes, altering the post-war character of the area.

ii. is physically, functionally, visually or historically linked to its surroundings:

- The subject property does not meet this criterion.
- The subject property is linked to its immediate surroundings but does not have a significant relationship to its broader context given the alteration of the original post-war development context through physical changes that Morningside Avenue has experienced and through the infill and alterations to many individual properties along this stretch of Morningside Avenue. As such, it is not considered to retain physical or visual links to its surroundings. The alteration to the surrounding context from the mid-twentieth century suburban development boom has resulted in the loss of the historical link to the property's surroundings.

iii. is a landmark:

- The subject property does not meet this criterion.
- The subject property at 308 Morningside Avenue is not considered to be a landmark within the local context. The residence is not featured on heritage walking tours. The house is also not physically or visually prominent within its immediate context through distinct architectural features, materials, built form, height, or arrangement on the lot. The size and massing of the house, including its lotting pattern are typical of a residential property within the neighbourhood. The subject property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

Based on available information, it has been determined that the property at 308 Morningside Avenue does not meet the criteria contained in Ontario Regulation 9/06.



6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Toronto. This evaluation determined that the property at 308 Morningside Avenue does not meet the criteria outlined in Ontario Regulation 9/06. Therefore, it does not retain cultural heritage value or interest.

The following recommendations are proposed:

1. This draft report should be submitted to Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism for review and comment. The proponent should also submit this report to any other relevant heritage stakeholder that has an interest in the project.



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Appendix A: Qualified Persons Involved in the Project

Lindsay Graves, M.A., C.A.H.P.

Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Lindsay Graves** (M.A., Heritage Conservation), Senior Cultural Heritage Specialist and Assistant Manager for the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Lindsay is academically trained in the fields of heritage conservation, cultural anthropology, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the assessment, evaluation, and protection of built heritage resources and cultural heritage landscapes. Lindsay has extensive experience undertaking archival research, heritage survey work, heritage evaluation and heritage impact assessment. She has also contributed to cultural heritage landscape studies and heritage conservation plans, led heritage commemoration and interpretive programs, and worked collaboratively with multidisciplinary teams to sensitively plan interventions at historic sites/places. In addition, she is a leader in the completion of heritage studies required to fulfill Class Environmental Assessment processes and has served as Project Manager for over 100 heritage assessments during her time at A.S.I. Lindsay is a member of the Canadian Association of Heritage Professionals.

Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies

Cultural Heritage Analyst and Project Manager – Cultural Heritage Division

The Project Manager for this Cultural Heritage Evaluation Report is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural Heritage Analyst and Project Manager within the Cultural Heritage Division. She



was responsible for day-to-day management activities, including scoping and conducting research activities and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario. Kirstyn is an intern member of C.A.H.P.

Leora Bebko, M.M.St.

Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division

One of the Cultural Heritage Technicians for this project is **Leora Bebko** (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her degree she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time researching heritage foodways and baking in historic kitchens. In 2022, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.



Michael Wilcox, P.h.D.
Historian – Cultural Heritage Division

One of the report writers for this report is **Michael Wilcox** (P.h.D., History), who is a historian within the Cultural Heritage Division. He was responsible for preparing and contributing to background historical research for this project. His current responsibilities focus on identifying and researching historical documents as well as background research, assessment, and evaluation of built heritage resources and cultural heritage landscapes in Ontario. He has over a decade of combined academic and workplace experience in conducting historical research and crafting reports, presentations, articles, films, and lectures on a wide range of Canadian history topics.



Appendix B: Indigenous Oral Histories provided to A.S.I.

Chippewas of Rama First Nation

The Chippewas of Rama First Nation are an Anishinaabe (Ojibway) community located at Rama First Nation, ON. Our history began with a great migration from the East Coast of Canada into the Great Lakes region. Throughout a period of several hundred years, our direct ancestors again migrated to the north and eastern shores of Lake Huron and Georgian Bay. Our Elders say that we made room in our territory for our allies, the Huron-Wendat Nation, during their times of war with the Haudenosaunee. Following the dispersal of the Huron-Wendat Nation from the region in the mid-1600s, our stories say that we again migrated to our territories in what today is known as Muskoka and Simcoe County. Several major battles with the Haudenosaunee culminated in peace being agreed between the Anishinaabe and the Haudenosaunee, after which the Haudenosaunee agreed to leave the region and remain in southern Ontario. Thus, since the early 18th century, much of central Ontario into the lower parts of northern Ontario has been Anishinaabe territory.

The more recent history of Rama First Nation begins with the creation of the “Coldwater Narrows” reserve, one of the first reserves in Canada. The Crown intended to relocate our ancestors to the Coldwater reserve and ultimately assimilate our ancestors into Euro-Canadian culture. Underlying the attempts to assimilate our ancestors were the plans to take possession of our vast hunting and harvesting territories. Feeling the impacts of increasingly widespread settlement, many of our ancestors moved to the Coldwater reserve in the early 1830s. Our ancestors built homes, mills, and farmsteads along the old portage route which ran through the reserve, connecting Lake Simcoe to Georgian Bay (this route is now called “Highway 12”). After a short period of approximately six years, the Crown had a change of plans. Frustrated at our ancestors continued exploiting of hunting territories (spanning roughly from Newmarket to the south, Kawartha Lakes to the east, Meaford to the west, and Lake Nipissing to the



north), as well as unsuccessful assimilation attempts, the Crown reneged on the promise of reserve land. Three of our Chiefs, including Chief Yellowhead, went to York under the impression they were signing documents affirming their ownership of land and buildings. The Chiefs were misled, and inadvertently allegedly surrendered the Coldwater reserve back to the Crown.

Our ancestors, then known as the Chippewas of Lakes Simcoe and Huron, were left landless. Earlier treaties, such as Treaty 16 and Treaty 18, had already resulted in nearly 2,000,000 acres being allegedly surrendered to the Crown. The Chippewas made the decision to split into three groups. The first followed Chief Snake to Snake Island and Georgina Island (today known as the Chippewas of Georgina Island). The second group followed Chief Aissance to Beausoleil Island, and later to Christian Island (Beausoleil First Nation). The third group, led by Chief Yellowhead, moved to the Narrows between Lakes Simcoe and Couchiching and eventually, Rama (Chippewas of Rama First Nation).

A series of purchases, using Rama's own funds, resulted in Yellowhead purchasing approximately 1,600 acres of abandoned farmland in Rama Township. This land makes up the core of the Rama Reserve today, and we have called it home since the early 1840's. Our ancestors began developing our community, clearing fields for farming and building homes. They continued to hunt and harvest in their traditional territories, especially within the Muskoka region, up until the early 1920's. In 1923, the Williams Treaties were signed, surrendering 12,000,000 acres of previously unceded land to the Crown. Once again, our ancestors were misled, and they were informed that in surrendering the land, they gave up their right to access their seasonal traditional hunting and harvesting territories.

With accessing territories difficult, our ancestors turned to other ways to survive. Many men guided tourists around their former family hunting territories in Muskoka, showing them places to fish and hunt. Others worked in lumber camps and mills. Our grandmothers made crafts such as porcupine quill baskets and black ash baskets, and sold them to tourists visiting Simcoe and Muskoka. The children were forced into Indian Day School, and some were taken away to



Residential Schools. Church on the reserve began to indoctrinate our ancestors. Our community, along with every other First Nation in Canada, entered a dark period of attempted genocide at the hands of Canada and the Crown. Somehow, our ancestors persevered, and they kept our culture, language, and community alive.

Today, our community has grown into a bustling place, and is home to approximately 1,100 people. We are a proud and progressive First Nations community.

Michi Saagiig (Mississauga Anishinaabeg)

This detailed Michi Saagiig oral history by Gitiga Migizi from 2017, a respected Elder and Knowledge Keeper of the Michi Saagiig Nation, was provided to A.S.I. by Dr. Julie Kapyrka on behalf of Curve Lake First Nation for inclusion in this report:

“The traditional homelands of the Michi Saagiig (Mississauga Anishinaabeg) encompass a vast area of what is now known as southern Ontario. The Michi Saagiig are known as “the people of the big river mouths” and were also known as the “Salmon People” who occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake. Their territories extended north into and beyond the Kawarthas as winter hunting grounds on which they would break off into smaller social groups for the season, hunting and trapping on these lands, then returning to the lakeshore in spring for the summer months.

The Michi Saagiig were a highly mobile people, travelling vast distances to procure subsistence for their people. They were also known as the “Peacekeepers” among Indigenous nations. The Michi Saagiig homelands were located directly between two very powerful Confederacies: The Three Fires Confederacy to the north and the Haudenosaunee Confederacy to the south. The Michi Saagiig were the negotiators, the messengers, the diplomats, and they successfully mediated peace throughout this area of Ontario for countless generations.



Michi Saagiig oral histories speak to their people being in this area of Ontario for thousands of years. These stories recount the “Old Ones” who spoke an ancient Algonquian dialect. The histories explain that the current Ojibwa phonology is the 5th transformation of this language, demonstrating a linguistic connection that spans back into deep time. The Michi Saagiig of today are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo-Indian periods. They are the original inhabitants of southern Ontario, and they are still here today.

The traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands. This also includes all the tributaries that flow from the height of land north of Toronto like the Oak Ridges Moraine, and all of the rivers that flow into Lake Ontario (the Rideau, the Salmon, the Ganaraska, the Moira, the Trent, the Don, the Rouge, the Etobicoke, the Humber, and the Credit, as well as Wilmot and 16 Mile Creeks) through Burlington Bay and the Niagara region including the Welland and Niagara Rivers, and beyond. The western side of the Michi Saagiig Nation was located around the Grand River which was used as a portage route as the Niagara portage was too dangerous. The Michi Saagiig would portage from present-day Burlington to the Grand River and travel south to the open water on Lake Erie.

Michi Saagiig oral histories also speak to the occurrence of people coming into their territories sometime between 500-1000 A.D. seeking to establish villages and a corn growing economy – these newcomers included peoples that would later be known as the Huron-Wendat, Neutral, Petun/Tobacco Nations. The Michi Saagiig made Treaties with these newcomers and granted them permission to stay with the understanding that they were visitors in these lands. Wampum was made to record these contracts, ceremonies would have bound each nation to their respective responsibilities within the political relationship, and these contracts would have been renewed annually (see Migizi & Kapyrka, 2015). These visitors



were extremely successful as their corn economy grew as well as their populations. However, it was understood by all nations involved that this area of Ontario were the homeland territories of the Michi Saagiig

The Odawa Nation worked with the Michi Saagiig to meet with the Huron-Wendat, the Petun, and Neutral Nations to continue the amicable political and economic relationship that existed – a symbiotic relationship that was mainly policed and enforced by the Odawa people.

Problems arose for the Michi Saagiig in the 1600s when the European way of life was introduced into southern Ontario. Also, around the same time, the Haudenosaunee were given firearms by the colonial governments in New York and Albany which ultimately made an expansion possible for them into Michi Saagiig territories. There began skirmishes with the various nations living in Ontario at the time. The Haudenosaunee engaged in fighting with the Huron-Wendat and between that and the onslaught of European diseases, the Iroquoian speaking peoples in Ontario were decimated.

The onset of colonial settlement and missionary involvement severely disrupted the original relationships between these Indigenous nations. Disease and warfare had a devastating impact upon the Indigenous peoples of Ontario, especially the large sedentary villages, which mostly included Iroquoian speaking peoples. The Michi Saagiig were largely able to avoid the devastation caused by these processes by retreating to their wintering grounds to the north, essentially waiting for the smoke to clear. Michi Saagiig Elder Gitiga Migizi (2017) recounts:

“We weren’t affected as much as the larger villages because we learned to paddle away for several years until everything settled down. And we came back and tried to bury the bones of the Huron but it was overwhelming, it was all over, there were bones all over – that is our story.”



There is a misnomer here, that this area of Ontario is not our traditional territory and that we came in here after the Huron-Wendat left or were defeated, but that is not true. That is a big misconception of our history that needs to be corrected. We are the traditional people, we are the ones that signed treaties with the Crown. We are recognized as the ones who signed these treaties and we are the ones to be dealt with officially in any matters concerning territory in southern Ontario.

We had peacemakers go to the Haudenosaunee and live amongst them in order to change their ways. We had also diplomatically dealt with some of the strong chiefs to the north and tried to make peace as much as possible. So we are very important in terms of keeping the balance of relationships in harmony.

Some of the old leaders recognized that it became increasingly difficult to keep the peace after the Europeans introduced guns. But we still continued to meet, and we still continued to have some wampum, which doesn't mean we negated our territory or gave up our territory – we did not do that. We still consider ourselves a sovereign nation despite legal challenges against that. We still view ourselves as a nation and the government must negotiate from that basis.”

Often times, southern Ontario is described as being “vacant” after the dispersal of the Huron-Wendat peoples in 1649 (who fled east to Quebec and south to the United States). This is misleading as these territories remained the homelands of the Michi Saagiig Nation.

The Michi Saagiig participated in eighteen treaties from 1781 to 1923 to allow the growing number of European settlers to establish in Ontario. Pressures from increased settlement forced the Michi Saagiig to slowly move into small family groups around the present-day communities: Curve Lake First Nation, Hiawatha First Nation, Alderville First Nation, Scugog Island First Nation, New Credit First Nation, and Mississauga First Nation.



The Michi Saagiig have been in Ontario for thousands of years, and they remain here to this day.”

Appendix C: Record of Consultation



From: [Nahed, Karim](#)
Sent: Wednesday, May 1, 2024 3:35 PM
To: [David Bru_o](#); [Adam Saddo](#)
Cc: [Sin, Adrian](#); [Gan, Tyrone](#); [10325954_D_EELRT TPAP-10 Design Update](#)
Subject: EELRT: Correspondence with Scarborough : Morningside Avenue Inquiry

Hi all,

As requested, please see below the correspondence with the Scarborough Preservation Panel.

I think this should give the Heritage group what they need.

Thanks

Karim

From: Kirstyn Allam <kallam@asiheritage.ca>
Sent: Friday, April 12, 2024 2:36 PM
To: Archives <scarborougharchives@rogers.com>
Cc: Nahed, Karim <Karim.Nahed@hdrinc.com>
Subject: RE: Morningside Avenue Inquiry

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rick,

I don't think that would be necessary. The information you've provided should be sufficient for our purposes.

Sometimes its helpful to be able to cite minutes when referencing a decision, but that being said, I think given the dates of the houses and their lack of architectural interest, we'll be fine without that.

Thanks again,
Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



ASI • Providing Archaeological & Cultural Heritage Services
KAllam@asiheritage.ca • 416 966 1069 x 252 • Fax: 416 966 9723
528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: Archives <scarborougharchives@rogers.com>
Sent: Friday, April 12, 2024 2:18 PM
To: Kirstyn Allam <kallam@asiheritage.ca>
Subject: Re: Morningside Avenue Inquiry

Our minutes do not show general discussions, only resolutions to include sites on our list which includes some sites not on Toronto's primary list. If you want the committee to examine the sites in question, we can do that sometimes in May or June,

Rick.

On Friday, April 12, 2024 at 01:47:05 p.m. EDT, Kirstyn Allam <kallam@asiheritage.ca> wrote:

Hi Gary – thank you for forwarding my query to the Preservation Panel.

Hi Rick – thank you for providing that information on the properties. Would there be any chance you might have access to the minutes from that committee meeting where the decision was made on the properties?

Best regards,

Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



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528 Bathurst Street, Toronto, Ontario, M5S 2P9 • asiheritage.ca

From: Archives <scarborougharchives@rogers.com>

Sent: Friday, April 12, 2024 1:42 PM

To: Kirstyn Allam <kallam@asiheritage.ca>; Gary Miedema <gary.miedema@toronto.ca>

Cc: Nahed, Karim <karim.nahed@hdrinc.com>; Scarborough Community Council <scc@toronto.ca>

Subject: Re: Morningside Avenue Inquiry

None of the properties on that list are on the list or potential heritage properties in Scarborough in the opinion of the committee which addressed the area several years ago. Most are homes varying in age from 1930 - 1990s with no particular architectural features.

Rick

On Friday, April 12, 2024 at 12:04:37 p.m. EDT, Gary Miedema <gary.miedema@toronto.ca> wrote:

Hi Kristyn,

Please reach out to the Scarborough Preservation Panel at scarborougharchives@rogers.com. They are cc'd!

Gary

Gary Miedema (he/him),

Project Manager, Policy and Research

Heritage Planning

Urban Design/City Planning

19th Floor East Tower, City Hall

Toronto ON M5H 2N2

Email: Gary.miedema@toronto.ca

Tel: 416 338 1091



From: Kirstyn Allam <kallam@asiheritage.ca> .
Sent: April 5, 2024 2:20 PM
To: Scarborough Community Council <scc@toronto.ca>
Cc: Nahed, Karim <Karim.Nahed@hdrinc.com>
Subject: [External Sender] Morningside Avenue Inquiry

Good afternoon,

ASI has been retained by HDR as part of the Eglinton East Light Rail Transit TPAP and Design Update to complete a Cultural Heritage Report and identified the following potential heritage properties:

- 344 Morningside Avenue
- 304 Morningside Avenue
- 306 Morningside Avenue
- 308 Morningside Avenue
- 310 Morningside Avenue
- 314 Morningside Avenue
- 316 Morningside Avenue
- 318 Morningside Avenue
- 320 Morningside Avenue
- 324 Morningside Avenue

We're now completing Cultural Heritage Evaluation Reports on the properties to determine cultural heritage value or interest and are seeking any information on the properties or the area of Scarborough that could assist us with our evaluation. Would the Scarborough Community Preservation Panel have any information that could be shared with us?

Thank you in advance for your time,

Kirstyn

Kirstyn Allam, BA (Hon) (She/Her)
Cultural Heritage Analyst | Project Manager • Cultural Heritage Division



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Cultural Heritage Evaluation Report

310 Morningside Avenue

City of Toronto, Ontario

Draft Report

Prepared for:

HDR

100 York Boulevard, Suite 300
Richmond Hill, ON L4B 1J8

Archaeological Services Inc. File: 24CH-059

May 2024



Executive Summary

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 310 Morningside Avenue in the City of Toronto, Ontario. The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of a single-storey brick residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that the property at 310 Morningside Avenue does not meet the criteria outlined in Ontario Regulation 9/06. Therefore, it does not retain cultural heritage value or interest.

The following recommendations are proposed:

1. This draft report should be submitted to Heritage Preservation Services at the City of Toronto, the Scarborough Preservation Panel, and to the Ministry of Citizenship and Multiculturalism for review and comment. The proponent should also submit this report to any other relevant heritage stakeholder that has an interest in the project.



Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.



Project Personnel

- **Senior Project Manager:** Lindsay Graves, M.A., C.A.H.P., Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Dipl. Heritage Conservation, Cultural Heritage Technician, Project Administrator – Cultural Heritage Division
- **Project Manager:** Kirstyn Allam, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Analyst, Project Manager - Cultural Heritage Division
- **Field Review:** Kirstyn Allam
- Leora Bebko, M.M.St., Cultural Heritage Technician, Technical Writer and Researcher – Cultural Heritage Division
- **Report Production:** Kirstyn Allam
- Leora Bebko
- Michael Wilcox, P.h.D., Historian - Cultural Heritage Division
- **Graphics Production:** Andrew Clish, B.E.S., Senior Archaeologist - Planning Assessment Division
- **Report Reviewer(s):** Kirstyn Allam and Lindsay Graves

For further information on the Qualified Persons involved in this report, see Appendix A.



Glossary

Built Heritage Resource (B.H.R.)

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2020, p. 41).

Cultural Heritage Landscape (C.H.L.)

Definition: "...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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2020, p. 42).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2020, p. 51).



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1.0 Introduction

Archaeological Services Inc. was contracted by HDR, on behalf of the City of Toronto to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 310 Morningside Avenue in the City of Toronto, Ontario (Figure 1). The C.H.E.R. is being undertaken as part of the Eglinton East Light Rail Transit, Transit Project Assessment Process (T.P.A.P.) and Design Update. As this transit project falls under the T.P.A.P., it follows Ontario Regulation 231/08 – Transit Projects and Metrolinx Undertakings. The privately-owned property consists of a single-storey brick residence and was identified in the *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Eglinton East Light Rail Transit, Transit Project Assessment Process and Design Update City of Toronto, Ontario* (Archaeological Services Inc., 2024). The Cultural Heritage Report identified Morningside Avenue from Fairwood Crescent to Tefft Road, including the subject property, a post-war streetscape, as a potential cultural heritage landscape (C.H.L.), C.H.L. 1. A preliminary impact assessment indicated that the subject property would be subject to direct adverse impacts through the removal of the residence on the property, and therefore a C.H.E.R. was recommended to determine the cultural heritage value or interest of the property.



Figure 1: Location of the subject property at 310 Morningside Avenue and C.H.L. 1 from the Cultural Heritage Report. Source (c) Open Street Map contributors, Creative Commons n.d.

1.1 Project Overview

The Eglinton East Light Rail Transit Project is a proposed 18-kilometre light rail transit system in Scarborough. It is a distinct service built to purpose, extending from Kennedy Station to Sheppard-McCowan and Malvern Town Centre. The Eglinton East Light Rail Transit includes 27 proposed stops and five rapid transit interchanges (three local and three regional connections). The project will also involve a maintenance storage facility near the intersection of Sheppard Avenue and Conlins Road. It is anticipated that there will be a total of 15 traction power sub-stations (T.P.S.S.s) located along the route. These will be standalone at-grade structures within a radius of approximately 150 metres of a Station/Stop. The Scarborough-Malvern Light Rail Transit Environmental Assessment was the predecessor to the Eglinton East Light Rail Transit Project, for which Archaeological Services Inc. completed a Cultural Heritage Assessment Report (Archaeological Services Inc., 2009).

The proposed Eglinton East Light Rail Transit Project will expand Rapid transit services to seven Neighbourhood Improvement Areas and provide improved connections to the University of Toronto Scarborough Campus, Centennial College, and Malvern Town Centre.

1.2 Approach to Cultural Heritage Evaluation Reports

The scope of a C.H.E.R. is guided by the *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006) and the City of Toronto's *Terms of Reference for Cultural Heritage Evaluation Reports* (City of Toronto Planning & Development, n.d.).

This report will include:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building development;
- Historical mapping and photographs;
- A description of the built heritage resource that is under evaluation in this report;
- Representative photographs of the exterior and interior of the building; and
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria.

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulation 9/06. The criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the local community context.

2.0 Description of the Property

The following section provides a description of the subject property.



2.1 Property Owner

The subject property is owned by:

Dennis Lam

2.2 Existing Conditions

The subject property is located on the west side of Morningside Avenue, north of Tefft Road, in the City of Toronto (Figure 2). The property contains a single-storey brick residence with an attached garage on the north side (Figure 3). The residence has covered entryway and a bay window on the front façade. There is a line of mature trees at the rear of the property and the parcel is wider than the neighbouring properties. The property at 310 Morningside Avenue forms part of a collection of properties on Morningside Avenue that were identified as a potential cultural heritage landscape (C.H.L.) in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by Archaeological Services Inc. (A.S.I.) in May 2023 (updated May 2024) (Archaeological Services Inc., 2024).



Figure 2: Aerial image of the subject property at 310 Morningside Avenue (Google Maps).



Figure 3: 310 Morningside Avenue (A.S.I., 2024).

2.3 Heritage Recognitions

The subject property does not have any previous heritage recognition.

2.4 Adjacent Lands

The subject property is within a potential C.H.L. identified in the Eglinton East Light Rail Transit, Transit Cultural Heritage Report completed by A.S.I. in May 2023 (updated May 2024) (Archaeological Services Inc., 2024). The post-war streetscape identified in the 2024 Cultural Heritage Report consists of both the east and west sides of Morningside Avenue from Tefft Road to Fairwood Crescent, and included 310 Morningside Avenue. The potential heritage attributes identified in the report include the variety of residences which are indicative of post-war residential design, the properties' well-proportioned massing, harmonized setbacks, and incorporation of different, while complimentary floor plans, roof designs, and exterior materials (Archaeological Services Inc., 2024).

The subject property is located within a suburban context along Morningside Avenue. North of the property on both the west and east sides of the roadway are

similar post-war single-family homes. To the south of the property are several mid-to-high-rise apartment structures on the west side of Morningside Avenue and an elementary school and large commercial complex on the east side of the road, north of Kingston Road.

3.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

3.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

3.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property. In addition, historical research was undertaken through the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- City of Toronto Archives;
- Archives of Ontario;
- Toronto Public Library;
- OnLand, Ontario Land Registry Access (O.L.R.A.);
- Scarborough Historical Society Image Gallery; and,
- Library and Archives Canada.



Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the property. These included:

- The City of Toronto Heritage Register (City of Toronto, n.d.);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

3.1.2 Site Visit

A site visit to the subject property was conducted on April 10, 2024, by Leora Bebko and Kirstyn Allam of Archaeological Services Inc. The site visit included photographic documentation of the exterior of the subject property from the publicly accessible right-of-way. Permission to enter the property was not secured.

3.2 Discussion of Historical or Associative Value

Historically, the property was located on part of Lot 11, Concession 1 in the former Village of Highland Creek (later the community of West Hill following the division of the village) within Township of Scarborough. It is now located at 310 Morningside Avenue in the former borough of Scarborough in the City of Toronto.



3.2.1 Indigenous Land Use and Settlement

Current archaeological evidence indicates that southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P. and is interpreted by archaeologists to be indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (J. Brown, 1995, p. 13; Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once



similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites focused on horticulture begin to dominate the archaeological record. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community disintegration was no longer practised and these populations now communally occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through this process, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First Nation communities continued to practice residential mobility and to harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. In the 1640s, devastating epidemics and the traditional enmity between the Haudenosaunee and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s however, the Anishinaabeg were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.



The subject property is located within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation (Williams Treaties First Nations, 2017).

The purpose of the Johnson-Butler Purchases of 1787-1788 was to acquire from the Mississaugas all lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek, including the Carrying Place Trail.

As part of the Johnson-Butler Purchases, the British signed a treaty, sometimes referred to as the “Gunshot Treaty” with the Mississaugas in 1787 covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase and continuing east to the Bay of Quinte, where it meets the Crawford Purchase. It was referred to as the “Gunshot Treaty” because it covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984, pp. 37–45). First discussions about acquiring this land are said to have come about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984, pp. 37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Surtees, 1984, pp. 37–45). However, descriptions of the treaty differ between the British and Mississaugas, including the depth of the boundaries: “Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an average of 15-16 miles in Colonel Butler’s description” (Surtees, 1984, pp. 37–45).

To clarify this, in 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties with the Chippewa and Michi Saagiig for three large



tracts of land in central Ontario and the northern shore of Lake Ontario, the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Crown-Indigenous Relations and Northern Affairs, 2013).

The Williams Treaties were signed on October 31 and November 15, 1923 by representatives of the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation. The purpose of the treaties was to address lands that had not been surrendered through previous treaties and no negotiations preceded the signing of the Williams Treaties in 1923, with a commission established by the Federal and Provincial governments led by Treaty Commissioner A. S. Williams.

Through the Williams Treaties, the Crown received three tracts of land occupying approximately 52,000 square kilometres of land. The territory covered by the Williams Treaties stretched from the northern shore of Lake Ontario between Trent River and the Don River to Lake Simcoe and the eastern shore of Georgian Bay to the French River and Lake Nipissing and was bounded to the north and east by the Ottawa River. Specifically, the Williams Treaties include lands originally covered by the John Collins Purchase (1785), the Johnson-Butler Purchase (1787), the Rice Lake Purchase (Treaty #20 – 1818), and the Robinson-Huron Treaty (Treaty #61 – 1850). In exchange, the signing nations received a one-time payment of \$25 for each band member as well as \$233,425.00 to be divided amongst the four Mississauga nations and \$233,375.00 to be divided amongst the three Chippewa nations. However, records of the acquisition were not clear on the extent of lands agreed upon (Surtees, 1984, pp. 37–45).

However, the seven signatory nations claimed that the original terms of the treaty were not honoured when it was written by the Crown, which included the right to fish and hunt within the treaty lands and did not include the islands along the Trent River (Surtees, 1986; Williams Treaties First Nations, 2017). In 1992, the seven Williams Treaties First Nations filed a lawsuit against the federal government — Alderville Indian Band et al v. Her Majesty the Queen et al — seeking compensation for the 1923 land surrenders and harvesting rights. This



case went to trial in 2012 and in September 2018 the Federal and Provincial governments announced that they had successfully reached a settlement with the seven member nations. The settlement includes financial compensation of \$1.11 billion to be divided amongst the nations as well as an entitlement for each First Nation to add up to 11,000 acres to their reserve lands and the recognition by the Crown of the First Nation's Treaty rights to harvest on Crown lands within the treaty territories (Government of Canada, 2018).

Additional information on the Ojibway settlement and land use of southern and central Ontario was provided by the Chippewas of Rama First Nation and the oral history of the Michi Saagiig was provided to A.S.I. for use in reporting. This information is included in Appendix B.

3.2.2 Township of Scarborough

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the shorelines of major lakes and adjacent to various creeks and rivers (Archaeological Services Inc., 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes and would have been in locations with good soil and suitable topography to ensure adequate drainage.

The township of Scarborough, originally called Glasgow Township, was partially laid out to the east of the township of York. Beginning in 1791, Augustus Jones surveyed the new township, and a baseline was laid out. The early survey of the township was found to be faulty and carelessly done, resulting in numerous lawsuits among property owners. To remedy this situation, a new survey of the township was undertaken under F.F. Passmore in 1864 to correct and confirm the township concession lines. In August 1793, Mrs. Simcoe noted in her diary that



she and her party “came within sight of what is named in the Map the high lands of Toronto—the shore is extremely bold and has the appearance of Chalk Cliffs... they appeared so well that we talked of building a Summer Residence there and calling it Scarborough” (Bonis 1968:38). The first land grants were patented in Scarborough in 1796, and were issued to Loyalists, high ranking Upper Canadian government officials, and some absentee Loyalist grantees. Among the first landowners were: Captain William Mayne (1796); David Thomson (1801); Captain John McGill (1797); Captain William Demont (1798); John McDougall (1802); Sheriff Alexander McDonell (1806); and Donald McLean, clerk of the House of Assembly (1805).

The Euro-Canadian settlement of Scarborough remained slow, and in 1802 there were just 89 settlers in the Township. In 1803, the township contained just one assessable house and no grist or sawmills. The livestock was limited to five horses, eight oxen, 27 milch cows, seven “horned cattle” and 15 swine. In 1809 the population had increased to 140 men, women and children. The settlement and improvement of the township was aided when the Danforth Road was constructed across the township but was slowed in 1812 with the outbreak of the war. By 1819, new settlement was augmented by settlers from Britain, Scotland and Ireland, but the population remained low at just 349 inhabitants (Bonis 1968:52).

The Township of Scarborough was incorporated as a municipality in 1850. By this time there were three grist mills and 23 sawmills on the Highland Creek and the Rouge River. Several villages were developing at the various crossroads within the township. Businesses and industries were coming to the township including shipbuilding at the mouths of Highland Creek and Rouge River. By Confederation in 1867 the settlements Scarborough Village, Woburn, Highland Creek, Ellesmere, Malvern, Agincourt, and Wexford were well established and had their own post offices (Scarborough Historical Society, 2011b).

The township remained generally rural throughout the late-nineteenth and early-twentieth centuries. Following a near-bankruptcy during the Great Depression, the Township was saved by the General Engineering Company munitions plant



which opened on Eglinton Avenue East during World War Two. Following the war, this area came to be known as the Golden Mile commercial district and growth throughout the township accelerated rapidly. The urbanization of the formerly rural area that had begun in 1940s was encouraged by the opening of Highway 401 in 1956. Development in the area increased at breakneck speed: between 1950 and 1955 alone, the population more than doubled from 48,000 to 110,000 and had tripled again by 1970. Subdivision developments quickly sprang up all around the Township to accommodate the influx of new residents (Toronto, 2023).

In 1967, the Township of Scarborough became the Borough of Scarborough in the newly formed Municipality of Metropolitan Toronto. Development and growth within the borough continued throughout the twentieth century and by 1983 Scarborough incorporated as a city and then, in 1997, was amalgamated as part of the City of Toronto which is Canada's largest municipality (Mika & Mika, 1983; Toronto, 2023).

3.2.3 Village of Highland Creek

The subject property is located just northwest of the historical village centre of the Village of Highland Creek. The village was primarily centred around the intersection of Kingston Road and the Military Trail on either side of Highland Creek. One of the first settlers at Highland Creek was William Knowles, who is said to have established a smithy here in 1802. His son, Daniel Knowles, opened the first general store in the village. The first mill in the village was built by William Cornell in 1804. This structure was razed by fire, but was replaced with a gristmill on the same site by William Helliwell in 1847. This structure also burned in 1880 (R. Brown, 1997).

The settlement was first recognized officially as a community when a post office opened in 1852, with William Chamberlain as the first postmaster. The office was rocked by scandal in 1856, when the second postmaster, John Page, absconded. The post office is still in operation although its name has been changed to the West Hill sub postal outlet #2. The community once contained four stores, two



hotels and two gristmills, with a total population of approximately 500 inhabitants (Crossby, 1873).

The settlement was divided in 1879 into the villages of Highland Creek and West Hill, creating a small but long-running rivalry between the neighbouring communities (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a). By 1885, Highland Creek was described as a “considerable village” with a population of about 600 (Mulvany et al., 1885). By the late 1890s, it contained three churches representing Catholics, Methodists and Presbyterians (Boyle, 1896).

The main concentration of settlement here was focused on part of Lots 6, 7 and 8 in Concession 1 on land owned by William Helliwell. The central portion of the village, located on Lot 7, was formally subdivided into 15 large building lots by a plan prepared in January 1855 (R. Brown, 1997). At that time, a cooper’s shop stood in the apex of land on the west side of the intersection of Kingston Road and the Military Trail, and a dwelling house was located south of Kingston Road on the east side of Morrish Road.

Local tradition relates that during the 1860s, approximately 150 local businessmen and speculators formed an oil drilling company along Highland Creek. The only oil discovered here was a small amount that a prankster poured into the rig one night, although a salt deposit was discovered during the drilling operation (Highland Creek Community Association, n.d.; Scarborough Historical Society, 2011a).

Highland Creek continued as rural settlement well into the twentieth century. Highland Creek, along with the rest of Scarborough Township experienced rapid growth and urbanization in the 1950s through to the 1970s with the addition of several residential subdivisions and commercial developments along Kingston Road. The community and the rest of Scarborough, as mentioned above in Section 3.2.2, became part of the city of Toronto in 1997 (Highland Creek Community Association, n.d.; Mika & Mika, 1983).



3.2.4 Settlement of West Hill

Historically, the subject property was located within the community of West Hill which was centred around the intersection of present-day Old Kingston Road and Manse Road. Initially the community of West Hill was part of the settlement of Highland Creek. In 1879, John Richardson divided the village by opening a post office on the west side of the Highland Creek valley and gave it the name West Hill. The village extended “from the top of Highland Creek valley to modern day [community of] Morningside” (R. Brown, 1997). Part of the settlement consisted of small shanties built by railway workers in the 1850s along Morningside Avenue. This part was known as Corktown due to the Irish origin of many of the workers (R. Brown, 1997).

Although much of Scarborough Township still consisted of 100 acres lots in agricultural production at the turn of the twentieth century, there were a number of five-acre lots under development in West Hill by 1900 (Bonis, 1968) and the community experienced a small development boom after streetcar service arrived in the area in 1906. Improvements to Kingston Road in the 1920s also led to more growth. In 1936, a new Kingston Road was constructed to bypass the valley “...and subsequent road widening, and redevelopment removed most of the early village buildings between Morningside and Old Kingston Road.” Nevertheless, some heritage structures from the mid-nineteenth century survive in this community (R. Brown, 1997).

3.2.5 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, and archival images.

Historically, the subject property is located on Lot 11, Concession 1 in Scarborough Township. The crown patent for this 200-acre lot was allotted to



King's College in 1828 (O.L.R.A., n.d.). It is possible that King's College began renting the 200-acre lot to tenants soon thereafter.¹ Among the earliest tenants may have been William Richardson, John Almond, and John Wilson. Almond may have begun residing on the property in the early 1850s (O.L.R.A., n.d.). Both Richardson's (as W.R.) and Almond's names appear at the southern end of Lot 11 on the 1860 *Map of the County of York*, adjacent to Kingston Road, while Wilson's name is associated with the rest of the lot, with both a residence and sawmill thereon. The subject property appears on a 13-acre parcel of land that formerly belonged to John Almond (Figure 4).



Figure 4: The location of the subject property overlaid on the 1860 *Map of the County of York* (Tremaine, 1860).

The 1861 census identifies John Almond as a 74-year-old widower, whose profession was as a “Waggon Maker” and who was born in England. He was residing in a single-storey frame house somewhere on his 13-acre property (Library and Archives Canada, 1861). John Almond died circa 1872, and his property was left to his executor, James Almond, who promptly sold the property

¹ There appears to be several pages missing from the Abstract/Parcel Register Book related to the pre-1870s period.

to Mary E.D. Shackleton for \$1,000 (O.L.R.A., n.d.). Mary's husband James was also a waggon maker, so it is very likely that the Almonds and Shackletons knew each other before the sale. Mary worked in or operated a tavern (Nason, 1871). The 1878 *Illustrated Historical Atlas of the County of York* depicts the subject property north of a built-up area along Morningside Avenue's west side, north of Kingston Road. No structure appears thereon at this time. Morningside Avenue has a north-south orientation, albeit with a significant curve through the middle portion of the road, likely accounting for the river valley and perhaps as an access to John Wilson's sawmill (Figure 5).

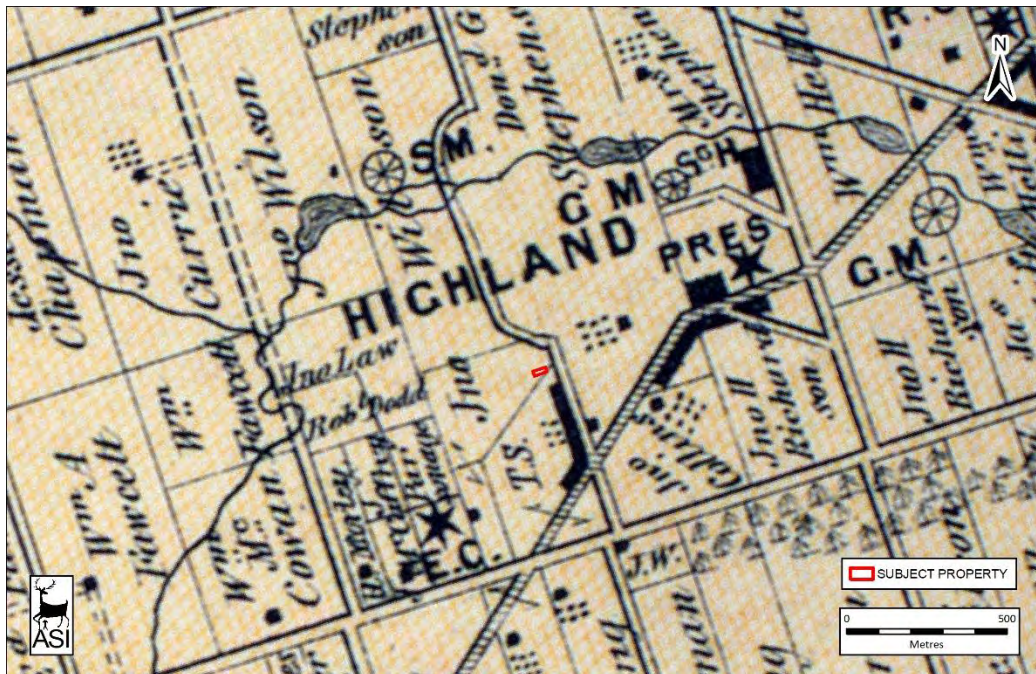


Figure 5: The location of the subject property overlaid on the 1878 *Illustrated Historical Atlas of the County of York* (Miles & Co., 1878).

Mary E.D. Shackleton, identified as a hotel keeper by the time of the 1881 census, granted the property to her daughter Hannah Shackleton in 1882. At some point in the late-nineteenth or early-twentieth century, the land came into the possession of Levi Shackleton (1854-1905) and his wife Mary Ann (1856-1936), likely relations of some kind to James and Mary E.D. Shackleton. However, the family of Mary Ann and Levi Shackleton were residing in Essex County according to the 1891 and 1901 censuses. It seems likely, then, that they rented out the

subject property (Library and Archives Canada, 1891, 1901). It is plausible that they rented to one or all of George Bennett, John Jobbit, and/or James Keeler, all of whom are listed as tenants on Lot 11 in the 1908 directory. Upon Levi's death in 1905, Mary Ann became the owner of the 13-acre property and may have moved to the area. An M.A. Shackleton is listed as residing on the nearby neighbouring Lot 10, Concession 1 in the 1908 directory (Union Publishing Company, 1908). She sold the subject property to Thomas Rodda for \$3,000 in 1911 (O.L.R.A., n.d.).

The 1911 census identifies Thomas (circa 1868-1929), and his wife Annie (1868-1947) (who also went by Anna and/or Annabella in different sources), residing on Lot 11, Concession 1. Both were 41 years of age, and both had emigrated to Canada from England as children in 1878. Thomas was listed as a superintendent and a gardener (Library and Archives Canada, 1911). Two sons later served in World War One. The eldest, William Rodda (1891-1916), was a private in the 3rd Battalion. He was wounded at the battle of Courcellette on 8 October 1916, and died of pneumonia immediately thereafter (Canadian Great War Project, 2019). In 1916, Thomas and Annie's second son, also named Thomas, was a 21-year-old farmer residing in West Hill when he enlisted. He served as a private with the 127th Battalion in France and Belgium and then as a sapper with the 1st Canadian Railway Company before demobilization and his return to West Hill in 1919 (Canadian Expeditionary Force, n.d.).

The Rodda residence is likely the black square, indicating a wooden house on the map, to the north of the subject property on the 1914 topographic map, and which is located in a rural-agricultural context north of Kingston Road and the radial railway (Figure 6). No structure appears on the subject property at this time.





Figure 6: The location of the subject property overlaid on a 1914 topographic map, Markham Sheet (Department of Militia and Defence, 1914).

The 1921 census shows Thomas Rodda, his wife Anna, and their two sons Thomas and George living on Lot 11, Concession 1 in a wood house that they owned. Thomas was listed as a superintendent at a company called Dominion while Anna was a housewife. The younger Thomas was a gardener. Others residing on Lot 11 at this time include, but are not limited to, the families of Harold and Annie Hughes, James and Elizabeth Wilson, and sisters Annie and Lillian Wilson (Libraries and Archives Canada, 1921).

The property owner, Thomas Rodda, died in 1929 and the land ownership transferred to Anna. Their son Thomas Rodda (1893-1965) married Eileen Rodda (1903-1983) in 1924. However, as late as 1931, the couple resided with Thomas' widowed mother, Anna, and Thomas' siblings in a six-room wooden house on Lot 11 (Library and Archives Canada, 1931). It is plausible that the house pictured below (Figure 7) was the house described in the 1931 census, though it remains unknown exactly where this house was located.



Figure 7: Tom Rodda House, West Hill, undated
(Scarborough Historical Society, n.d.).

In 1933, Thomas Rodda acquired the subject property from his mother (O.L.R.A., n.d.). In February 1938, Thomas and Eileen Rodda sold the subject property, and more, to William Hocking. The lot Hocking purchased appears to correlate with the present-day properties of 308, 310, 314, 316, and 318 Morningside Avenue.

Over the following three decades, the area around the subject property was developing rapidly, and included new residential developments, as well as commercial buildings, apartment buildings, and educational buildings (Figure 8 to Figure 11).



Figure 8: The location of the subject property overlaid on a 1947 aerial photograph (City of Toronto Archives, 1947).



Figure 9: The location of the subject property overlaid on a 1956 aerial photograph (City of Toronto Archives, 1956).

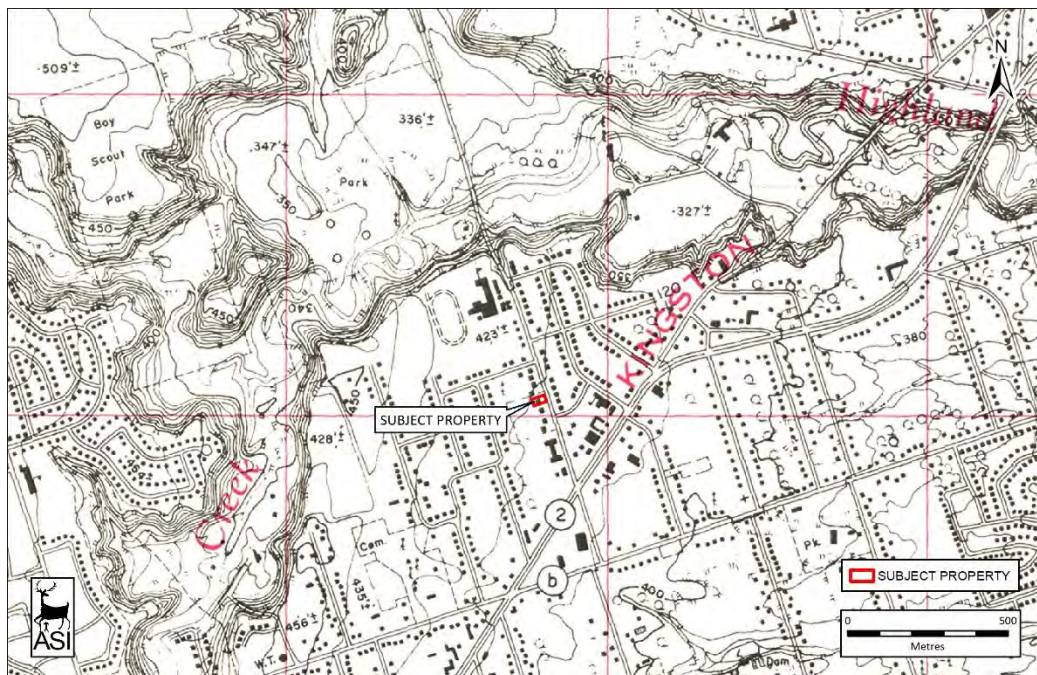


Figure 10: The location of the subject property overlaid on a 1961 topographic map, Highland Creek sheet (Army Survey Establishment, 1961).

William and Margaret Hocking divided their property in the 1930s and 1940s. They sold the subject property to George McDaniel in November 1938. He was likely responsible for the erection of the residence on the property, which was likely built between 1939 and 1947. This date of construction is based on the sale of the property in 1938 (\$1,170) versus the sale of the property in 1948 (\$11,500) and the fact that the residence appears on the 1947 aerial photograph.

In 1948, McDaniel sold the subject property to Mary E. McIver. She then sold it to Lloyd and Vera Towns in 1951. In 1952, Lloyd and Vera Towns sold the property to Christopher and Olga Bailey. Then in 1953, the Baileys sold the property to Leon and Mina Bauer (O.L.R.A., n.d.). The Bauers are listed as the occupants on the 1953 Voters List, as is Merrill Howard, who presumably rented a room from the Bauers. Leon, identified as Leo, is listed as a chicken dealer while Merrill Howard is listed as a glass factory worker (Library and Archives Canada, 1953).

In 1957, Leon and Mina Bauer sold the subject property to Ida Ambrus (O.L.R.A., n.d.). In 1964, the title transferred from Ida Ambrus alone to both Ida and Joseph



Ambrose for the subject property. In 1965, Joseph and Ida Ambrose sold the property to Steve Szanyi. In 1967, Steve Szanyi sold the subject property to Arthur and Margaret Ale. The Ales are listed as the occupants in both the 1968 and 1972 Voters List, with Arthur identified as a mechanic (Government of Canada, 1972; Library and Archives Canada, 1968). In March 1977, Arthur and Margaret Ale sold the property to Hans and Alje Reiv. However, by November 1977, the Reivs sold the property to Maurice and Caryl Palewandrem, who resided therein until 1995 (O.L.R.A., n.d.). At the time of the Palewandrem's ownership, the subject property was located in a primarily residential context in Scarborough (Figure 11).



Figure 11: The location of the subject property overlaid on a 1992 aerial photograph (City of Toronto Archives, 1992).

In 1995, the Palewandrem's sold the property to David Cheuk Hing Lam and Wei-Ci Lam. The property formally came into Wei-Ci (Dennis) Lam's possession following David's death in 2023 (ServiceOntario, 2024).

The subject property had a number of owners in the later half of the twentieth century and first two decades of the twenty-first century. However, research did not reveal any significant historical associations between the various historic owners/occupants and the broader community.

3.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the subject property.

3.3.1 Physical Characteristics

The subject property at 310 Morningside Avenue is a residential property on a residential section of Morningside Avenue. The property contains a single-storey residence with an attached garage on the north side, accessed by a paved driveway. The property has a front and back yard with plantings along the fence lines, in front of the house, and in the centre of the front lawn (see Figure 12 to Figure 16).

Landscape

The property at 310 Morningside Avenue has a grassed lawn at the front and the rear of the property. There is a small planting in the centre of the front lawn and a small garden with a wood boundary between the driveway and the front porch. There is a tree next to the garage on the north side of the parcel and a line of mature trees along the rear property line. The parcel is bordered by chain link fencing with additional lines of chain link fence dividing the front and back yard on either side of the south.

Residence

The residence is a single-storey house with a rectangular footprint and gable roof with asphalt shingles. The structure is of red brick construction with rusticated concrete block foundations and over the bottom third of the attached garage (Figure 12). The front gable is clad in vertical aluminium siding and contains a shingled overhang that protrudes from the front façade over a bay window and the entryway. The bay window has concrete sills. The overhang is supported by long cornice brackets on either side of the front door (Figure 13). In front of the entryway is a small front porch with a concrete slab and stairs, with an iron railing on both sides (Figure 14). The attached garage is on the north side of the residence with a sloped roof that reaches approximately halfway up the main



floor of the residence. The garage has wood panelled double doors (Figure 15). There is a chimney on the southern elevation of the structure near the front of the building, constructed of the same brick as the house. A window in the foundations under the front porch indicates the presence of a basement (Figure 16). The southern elevation of the structure is obscured from view from the public right of way by trees and vine cover.



Figure 12: The front façade (eastern elevation) of the residence at 310 Morningside Avenue (A.S.I., 2024).



Figure 13: Detail view of the front gable with shingled overhang (A.S.I., 2024).



Figure 14: Detail view of the front porch and bay window (A.S.I., 2024).



Figure 15: Detail view of the attached garage (A.S.I., 2024).



Figure 16: Detail view of foundations and window under front porch (A.S.I., 2024).



Figure 17: Detail view of the southern elevation of the residence (A.S.I., 2024).

3.3.2 Building Evolution and Alterations

As no original building plans were available at the time of review, this assessment of building alterations is based on a visual inspection from the public right-of-way (R.O.W). No major additions or alterations to the structure are visible from public R.O.W. The bay window appears to be a modern replacement of the original window.

3.3.3 Building Style or Typology

The subject property is within an area that is generally characterized by post-World War Two residential developments. These types of residential developments, built between 1940 and 1960, are often referred to as “Victory Housing” as they were originally built to house workers coming to urban areas to work in war-time manufacturing and munitions plants. Victory Houses were initially temporary frame houses constructed by the Wartime Housing Corporation, later the Central/Canada Mortgage and Housing Corporation

(C.M.H.C.), of prefabricated pieces and standardized materials that could be assembled on-site in as little as 36 hours. These house plans were later adapted to provide permanent housing for returning veterans and their families that could be rented and later purchased through support from the Veteran's Land Act. The C.M.H.C. developed a series of government-approved floorplans that could be cheaply and swiftly constructed by developers, the most common of which was the "Strawberry Box" house, which was a customizable design with the basic form being one-and-a-half-storeys tall with a steeply pitched gable roof and small sashed windows (Figure 18). Among the other C.M.H.C. plans were a variety of styles including bungalows (Figure 19) and more modern designs (Figure 20) which varied in massing and materiality. The houses were single family, detached homes, typically in the range of 1000 square feet with yards big enough to have a garden and were built alongside one another forming unified neighbourhoods. Some other common features of Victory Houses include clapboard façades (though brick and shingle were not uncommon), central or off-centre entryways, asymmetrical façades, and simple designs (Bochove, 2021; "Dear Urbaneer," 2022; Wicks, 2007). Victory Housing neighbourhoods are easily identified by their uniformity and simplicity. As Thomas Wicks describes them, "Their uniqueness stems not from their design but from the factors that contributed to their existence (the war) and from the streetscapes they created" (Wicks, 2007). In the City of Toronto, Victory Housing is most common in North York, East York, Etobicoke, and southern Scarborough.



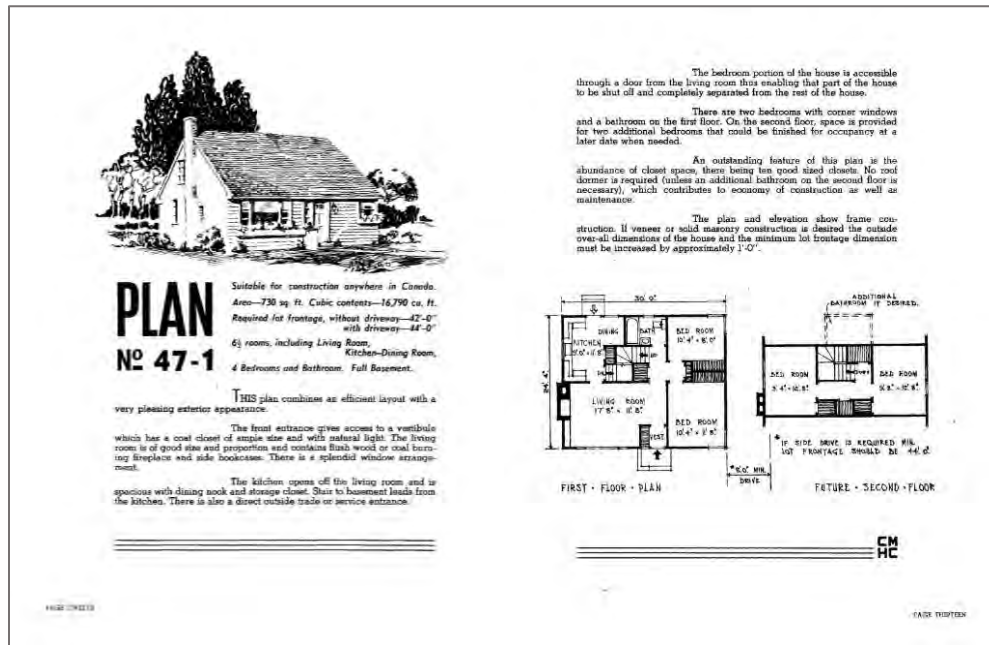


Figure 18: Plan 47-1 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a strawberry box style home (Canada Mortgage and Housing Corporation, 1947).

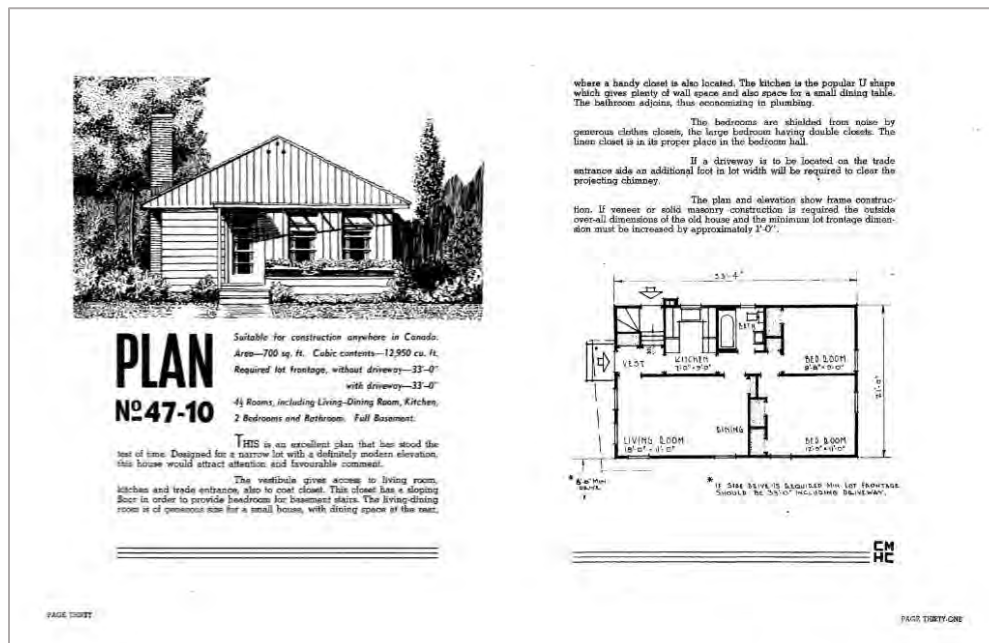


Figure 19: Plan 47-10 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a single-storey bungalow-type home with an off-centre entryway (Canada Mortgage and Housing Corporation, 1947).

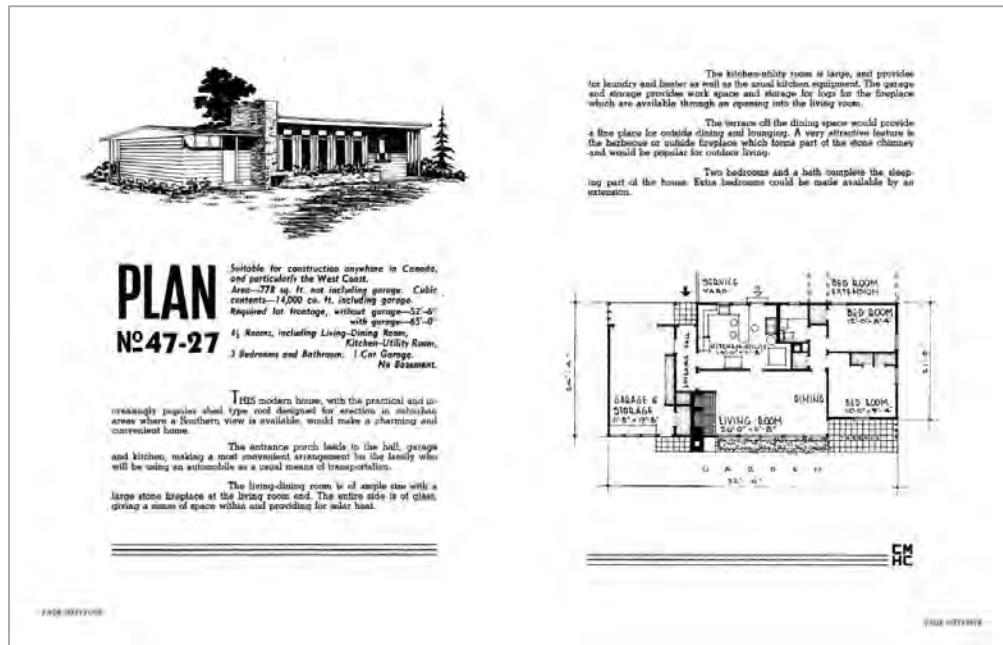


Figure 20: Plan 47-27 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a more modern design with a irregular roofline and asymmetrical façade (Canada Mortgage and Housing Corporation, 1947).

The residence has several features of these types of houses: its small size, sizable yard, and off-centre entryway. The residence at 310 Morningside Avenue was built between 1939 and 1947 early in the Victory Housing period.

3.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

3.4.1 Setting and Character of the Property and Surroundings

The subject property is located within a suburban context within the West Hill area of Scarborough in the City of Toronto. Morningside Avenue is a north-south arterial road with four lanes of traffic. Morningside Avenue is generally characterized by single-family homes built in the mid-twentieth century as part of Scarborough's mid-twentieth century suburban development boom. Many of the houses constructed during this time period were known as Victory Houses. These

homes are generally small, single-storey residences but vary in floorplan and material.

Along this section of Morningside Avenue there are still a few intact post-war houses; however, during field review it was noted that most of the extant homes constructed during this period have been added to and/or altered in the decades following their construction and some of the original mid-twentieth century homes have been replaced with late twentieth or early twenty-first century infill. Morningside Avenue itself has been widened considerably since the original post-war development period and sidewalks have been added, significantly reducing the original lot sizes and altering the original character of the street (Figure 21).

The side streets in the surrounding area are also predominately Victory Housing, with some houses having been replaced by larger, later twentieth-century structures. South of the subject property on Morningside Avenue are apartment buildings and a large commercial plaza. North of the identified post-war streetscape is West Hill Collegiate Institute, a school complex constructed in the mid twentieth century and added to considerably since, and the Highland Creek valley which creates a natural dividing line between the present-day communities of West Hill and Morningside.

