



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

In 1993, Dianne McFee added Philip Wallace Currell to the title (O.L.R.A., n.d.). In 2004, they sold the property to Arnol Basas and Isabelita Basas. In 2016, Michelle Nafeeza Singh and Krisha Singh purchased the property, 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 320 Morningside Avenue is a residential property on a residential section of Morningside Avenue. The property contains a single-storey residence with a rear addition and a detached garage at the rear of the property



parcel on the south side; both are accessed by a driveway. The property has a grassed front and back yard (see Figure 12 to Figure 20).

Landscape

The property at 320 Morningside Avenue has a grassed lawn at the front and the rear of the property. The residence sits closer to Morningside Avenue than the neighbouring houses to the south. There is a detached garage towards the rear of the property on the south side. A paved driveway from Morningside Avenue runs between the house and the southern property boundary providing access to the garage. A paved walkway connects the driveway to the front entry of the residence and also runs along the southern elevation of the house. There appear to be several mature trees along the rear property line that are visible in aerial images. The property is bordered by a mixture of chain link fencing around the front lawn and along the north side of the driveway to the paved walkway, black metal fencing along the east side of the northern property line, and tall wooden privacy fences around the back yard.

Residence

The residence is a single-storey brick structure with a square footprint, concrete foundations, and a single-storey addition on the rear. The main brick structure is painted white, and the rear addition is clad in light grey vertical siding (Figure 12). The roof of the house is hipped with asphalt shingles while the addition appears to have a flat or slightly pitched roof (Figure 13). The front façade (eastern elevation) of the house is symmetrical with a central entryway flanked on both sides by sash windows with black shutters. There are slight arches in the brickwork above the windows and the windows have brick sills (Figure 14 and Figure 15). There is a small concrete block porch in front of the entry door which is accessed by concrete stairs on the south side of the porch. The porch is bordered by iron railings painted white. There are slightly arched windows in the foundation at ground level, indicating the presence of a basement (Figure 16). The southern elevation of the structure has two sash windows in the brick portion of the residence and two smaller windows in the rear addition (Figure 17). A



concrete chimney rises from the southern slope of the roof at the rear of the brick structure (Figure 18). The northern elevation has two sash windows in the brick structure and one window in the rear addition (Figure 19).



Figure 12: The eastern and southern elevations of the residence (A.S.I., 2024).



Figure 13: Detail view of the hipped roof and the roof of the rear addition (A.S.I., 2024).



Figure 14: The front façade of the subject property (A.S.I., 2024).



Figure 15: Detail view of front window of the subject property (A.S.I., 2024).



Figure 16: Detail view of basement windows and foundations of the subject property (A.S.I., 2024).



Figure 17: The southern elevation of the subject property (A.S.I., 2024).



Figure 18: Detail view of chimney on subject property (A.S.I., 2024).



Figure 19: View of northern elevation of the subject property (A.S.I., 2024).

Garage

The detached garage is located along the southern edge of the property towards the rear. The garage is a one-and-a-half-storey rectangular structure with a gambrel roof and asphalt shingles. The structure is clad in horizontal siding with a black rolling garage door in the front. There is a wooden, barn-style door in the front gable (Figure 20Figure 18). The garage can be seen in aerial photos from 1947 and was likely constructed at the same time as the residence or soon after.



Figure 20: 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. There is a single-storey addition to the rear of the structure clad in vertical, light grey siding. Based on a review of historical aerial photographs, the addition appears to have been added between 1953 and 1956. Other than the addition, the structure appears to be largely as-built.

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 21). Among the other C.M.H.C. plans were a variety of styles including bungalows (Figure 22) and more modern designs (Figure 23) 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.



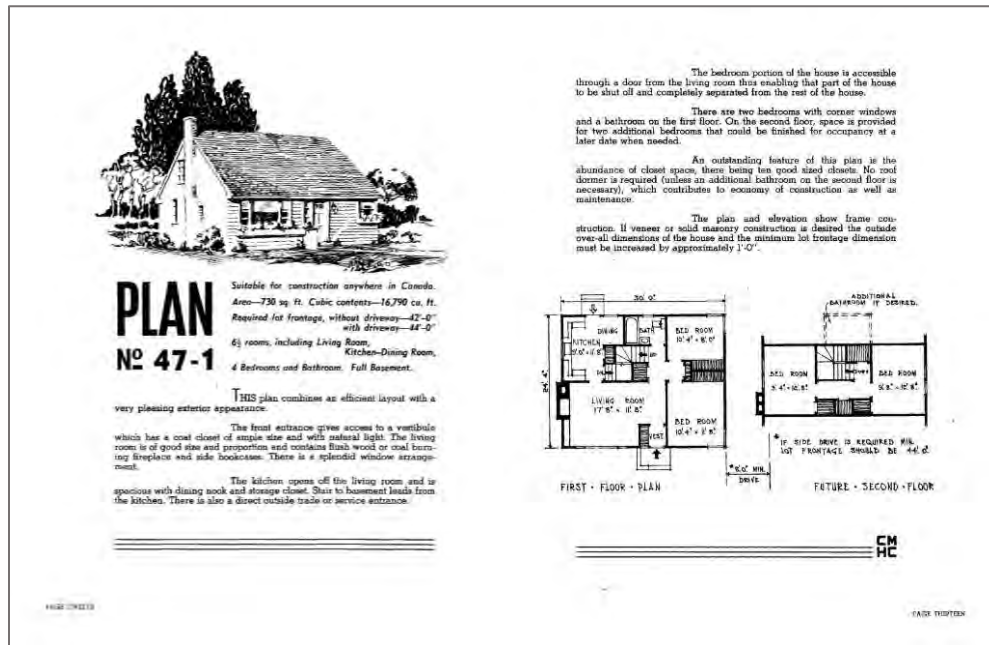


Figure 21: Plan 47-1 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a strawberry box style home (Canada Mortgage and Housing Corporation, 1947).

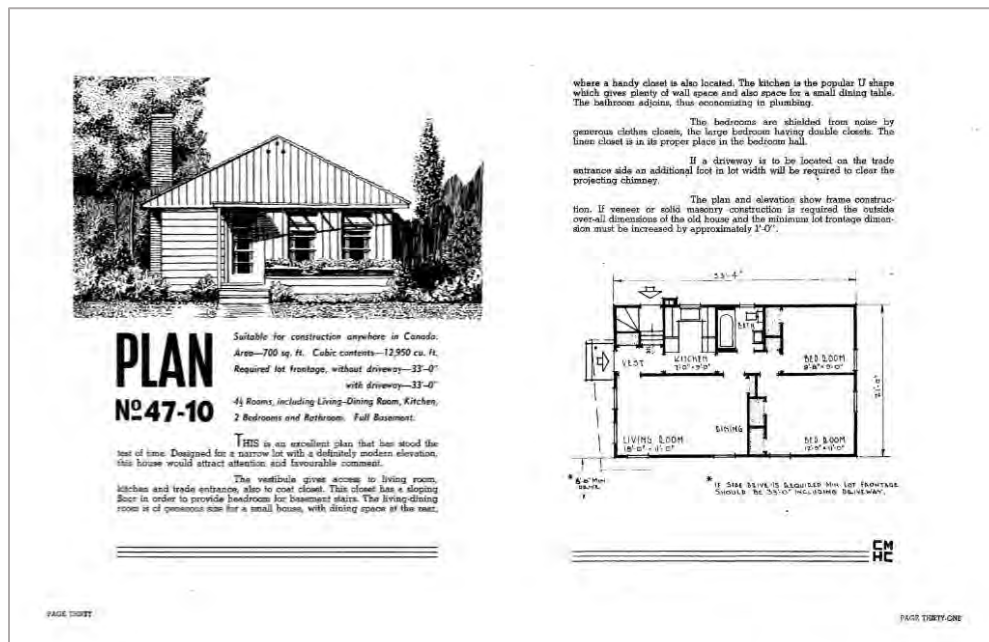


Figure 22: Plan 47-10 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a single-storey bungalow-type home with an off-centre entryway (Canada Mortgage and Housing Corporation, 1947).

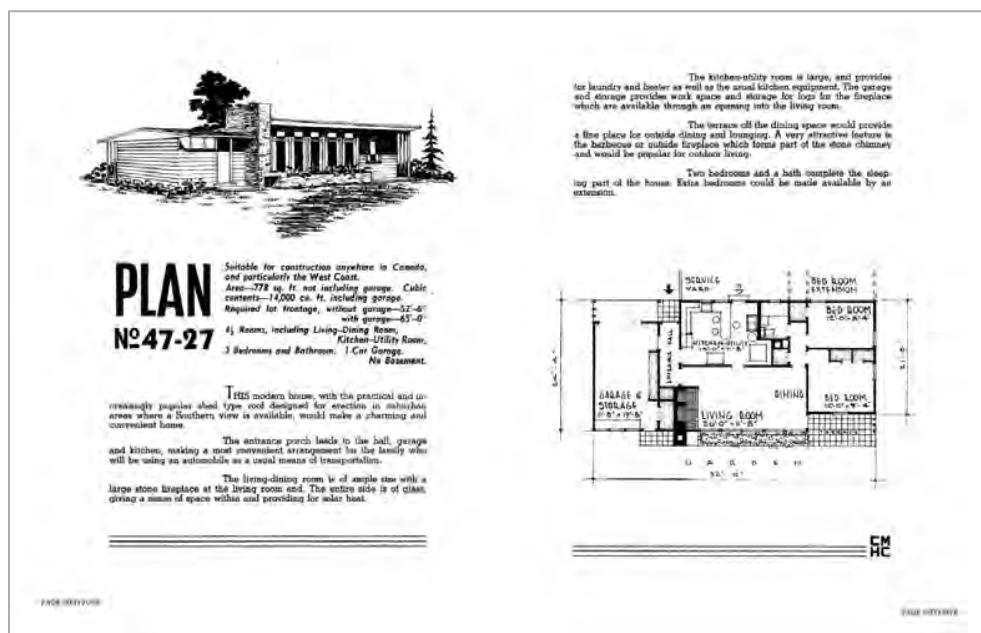


Figure 23: Plan 47-27 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a more modern design with a irregular roofline and asymmetrical façade (Canada Mortgage and Housing Corporation, 1947).

The residence has several features of these types of houses: its small size, sizable yard, and small sash windows. The residence at 320 Morningside Avenue was built between 1939 and 1947 and therefore was constructed 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 24).

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

3.4.2 Community Landmark

The subject property at 320 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 320 Morningside Avenue in relation to its local context. Each of the three examples presented below (Figure 25 to Figure 27) 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 25). 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 25: 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 26). 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 26: 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 27). 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 27: 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 28).



Figure 28: Merritt Road in the Topham Park neighbourhood, East York (Google StreetView, 2021).

The subject property, constructed between 1940 and 1947, is considered an earlier 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 320 Morningside Avenue contemporary with or slightly older than the houses in 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, and construction materials.

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, 308, 310, 314, 316, 318, 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 320 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 320 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 320 Morningside Avenue was built between 1940 and 1947 and therefore was constructed early in the Victory Housing period. While the residence has several features of these types of houses: its small size, sizable yard, and small sash windows, it has been altered with a rear addition and 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 on the subject property was likely built by Robert and Elsie Montgomery or the Veterans' Land Act at some point between 1940 and 1947, when it first appears on aerial photography. 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 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 320 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 320 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 former Borough of Scarborough and the City of Toronto. This evaluation determined that the property at 320 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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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

324 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-064

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 324 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 324 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 324 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.



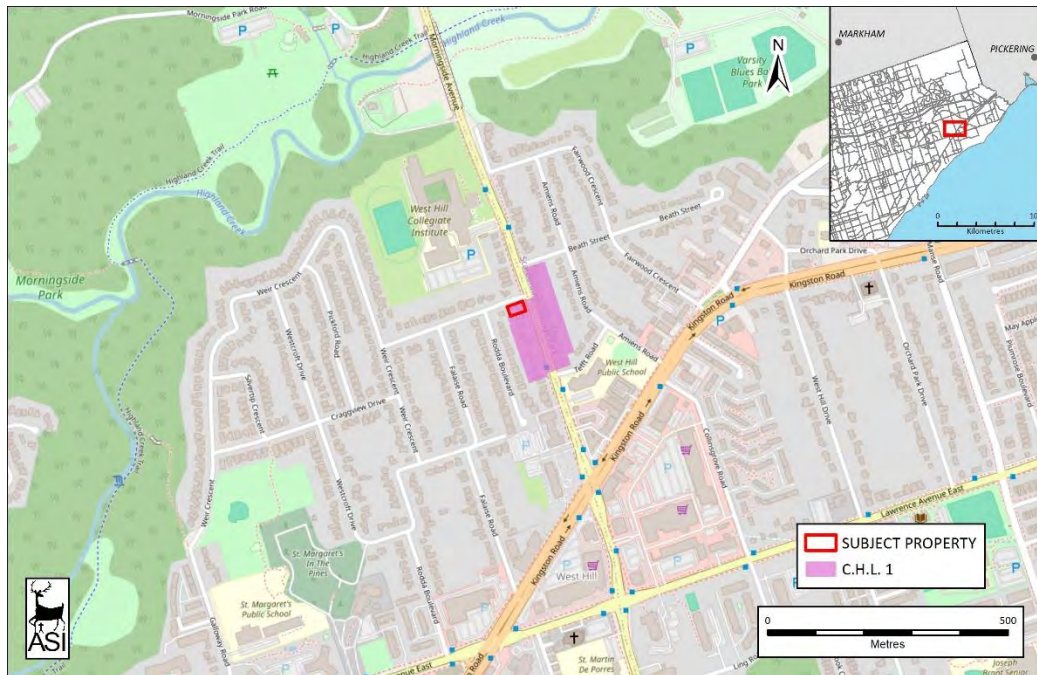


Figure 1: Location of the subject property at 324 Morningside Avenue and C.H.L. 1 from the Cultural Heritage Report. Source: (c) Open Street Map contributors, Creative Commons n.d.

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:

Sookdeo Ajodha and

Devica Ajodha.

2.2 Existing Conditions

The subject property is located at the southwest corner of Morningside Avenue and Warnsworth Street, in the City of Toronto (Figure 2). The property contains a single-storey residence with a hipped roof and a large addition on the south side (Figure 3). The property also contains a detached garage accessed by a driveway off of Warnsworth Street and two sheds. There are gardens along the eastern and northern sides of the residence, and some landscaping features and a children's play structure towards the rear (western portion) of the property. The property at 324 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 324 Morningside Avenue (Google Maps).



Figure 3: 324 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 324 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 324 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).

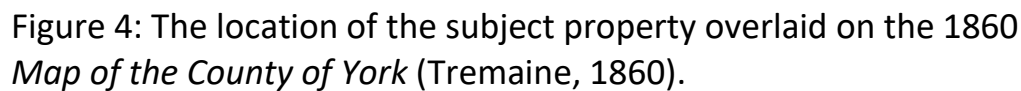
3.2.5 Historical Chronology and Setting of the Subject Property

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. Both Richardson’s (as W.R.) and Almond’s names appear at the southern end of Lot 11 on the 1860 map, 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 land that formerly belonged to John Wilson (Figure 4).

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





John Wilson is listed as a freeholder on Lot 11 in the 1870 McEvoy directory (McEvoy & Co., Publishers, 1870) and as a farmer in Highland Creek in the 1871 Nason directory (Nason, 1871). The 1871 census provides more detail about both Wilson and the lot. It notes that Wilson is 67 years old and still married to Catherine, now 58. The couple had five children residing with them, all of whom were born in Ontario. John is identified as a farmer, as was his son James. Schedule 4 of the 1871 census notes that Wilson owned 300 acres, five houses, four barns and/or stables, three carriages and/or sleighs, four cars, waggons [sic], or sleds, three ploughs/cultivators, and one fanning mill. The property yielded barley, oats, rye, peas, potatoes, turnips, as well as hay and apples. Schedule 5 of

the census notes that Wilson owned five horses over three years old, two working oxen, six milch cows, eight other horned cattle, six sheep, and eight pigs. The family produced 450 pounds of butter and 30 pounds of wool from animals on their property. Schedule 6 of the census notes that Wilson continued to operate a sawmill. In 1871, the mill – which used water to generate power – was operational for three months and employed two people. The raw material being processed was hemlock logs, which produced rail ties and plank (Library and Archives Canada, 1871).

Wilson's sawmill (Figure 5) was one of many mills in the Highland Creek Valley in the nineteenth century (Scarborough Historical Society, 1977). The sawmill continued to be shown on the 1878 *Illustrated Historical Atlas of the County of York*, north of the subject property, on land belonging to Wilson. 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 the sawmill. At this time, Wilson's residence may have been located southwest of the subject property, on a small parcel he owned in the southwest corner of Lot 11 (Figure 6).

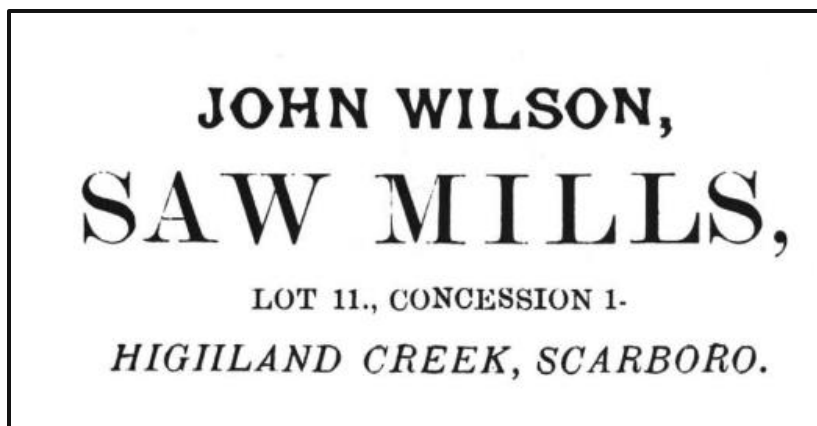


Figure 5: Advertisement for John Wilson's Saw Mills, date unknown (Bonis, 1965).

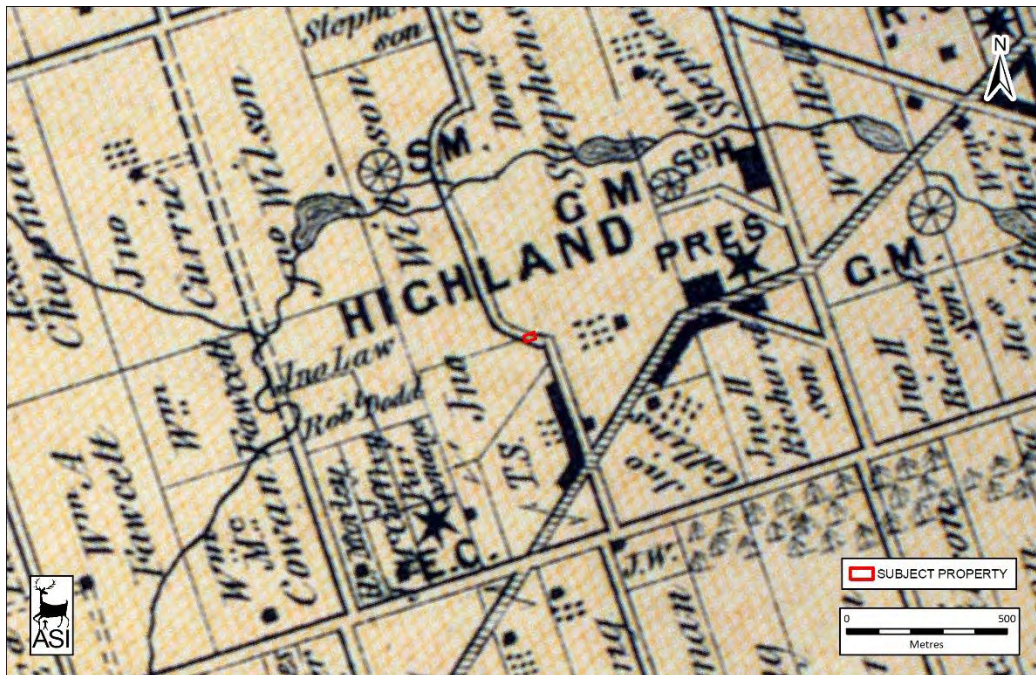


Figure 6: The location of the subject property overlaid on the 1878 *Illustrated Historical Atlas of the County of York* (Miles & Co., 1878).

In July 1874, and officially registered on 7 March 1876, the University of Toronto – formerly King’s College – agreed to sell the 150-acre property to John Wilson for \$1,498 (O.L.R.A., n.d.). That same day, John Wilson and his wife sold a 25-and-1/5-acre parcel of their property – inclusive of the subject property – to William Stephenson for \$500. The 1876 tax assessment identifies Stephenson as a 37-year-old labourer and a freeholder on Lot 11, Concession 1. He owned 25 acres and the total value of real property was \$350 (Scarborough Township, 1876). The 1881 census identifies William Stephenson as a farmer, married to Adeline, and with an 11-year-old son named Robert (Library and Archives Canada, 1881). The 1883 tax assessment continues to identify Stephenson, now 43 years old, as the owner of 25 acres on Lot 11. The total value of his real property had grown to \$400. Of the 25 acres he owned, ten acres were cleared, seven acres were listed

as woodland, and 15 acres were listed as “swamp, marsh, or wasteland” (Scarborough Township, 1883).²

The 1891 census shows that William, now 53, as well as his wife Adaline and son Robert, lived in a one storey wood house, with four rooms. William is listed as a gardener, and he appears to be an employer with two employees (Library and Archives Canada, 1891). The 1901 census lists William and Adeline residing separately from their son Robert, who is now listed as married and with a child of his own. They were likely neighbours, and they may have occupied the same 25-acre lot (Library and Archives Canada, 1901).

Upon William Stephenson’s death circa 1909, Thomas Stephenson, his executor, sold the 25-and-1/5 acres to William Lemon for \$1,075 (O.L.R.A., n.d.). Lemon had grown up in the vicinity of the subject property, so was likely familiar with the land and its features at the time of purchasing it. The 1911 census identifies William Lemon as a 56-year-old gardener who resided on Lot 10 (on the opposite side of present-day Morningside Avenue) along with his wife Margaret, aged 41, and their daughter Florence, aged 8. It is likely, then, that his 25-and-1/5 acres on Lot 11 were for farming purposes (Library and Archives Canada, 1911).

The 1914 topographic map depicts the subject property in a rural-agricultural context north of Kingston Road and the radial railway (Figure 7). As the Lemons were said to reside across Morningside Avenue on Lot 10, is unlikely that the black square depicted immediately south of the subject property on the 1914 map was occupied by the Lemons themselves. It is possible that this structure shown in the mapping was a residence that was rented out by the Lemons to tenants.

² With ten acres cleared, seven for woodlands, and 15 for swamp, marsh, or wasteland, the combined total acreage is 32. However, the total acreage was only 25, and it is unknown why there is a discrepancy.





Figure 7: The location of the subject property overlaid on a 1914 topographic map, Markham Sheet (Department of Militia and Defence, 1914).

The 1921 census notes that William, Margaret, and Florence Lemon, as well as a labourer named James McCurrach, resided on Lot 10 (across the road from the subject property), and the census enumerator noted that it was a five-room wood house. It is plausible that the house described in the census is the same one pictured below (Figure 8). Both William Lemon and James McCurrach are listed as labourers who worked on a farm (Library and Archives Canada, 1921).



Figure 8: Lemon House, West Hill, date unknown
(Scarborough Historical Society, n.d.).

William Lemon died at the age of 73 in 1927 (Find a Grave, 2010). Thereafter, the subject property's ownership passed to his wife Margaret (Maggie) Lemon. However, she sold the 25-and-1/5-acre parcel, which included the subject property, to her daughter Florence (1903-1994) later in 1927 (O.L.R.A., n.d.). Florence had married William T. Pritchard (1902-1960) in 1926. According to the 1931 census, the Pritchard's lived in Vaughan Township with their son and two lodgers, so they likely rented out their lands on Lot 11 at this time. William was identified as a foreman working in the "Golf Links" industry, while Florence was listed as a homemaker (Library and Archives Canada, 1931).

In 1933, Florence Pritchard added William Pritchard to the title of ownership of the property, which likely remained rented out to neighbouring farmers for the following 14 years. In 1947, the Pritchard's sold the subject property to Donald Herbert Wretham and Marjorie Wretham (O.L.R.A., n.d.). According to aerial photography, the residence on the subject property was built between 1947 and 1950, while under the Wretham's ownership. Over the following two 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 9 to Figure 11).



Figure 9: The location of the subject property overlaid on a 1947 aerial photograph (City of Toronto Archives, 1947).



Figure 10: The location of the subject property overlaid on a 1956 aerial photograph (City of Toronto Archives, 1956).

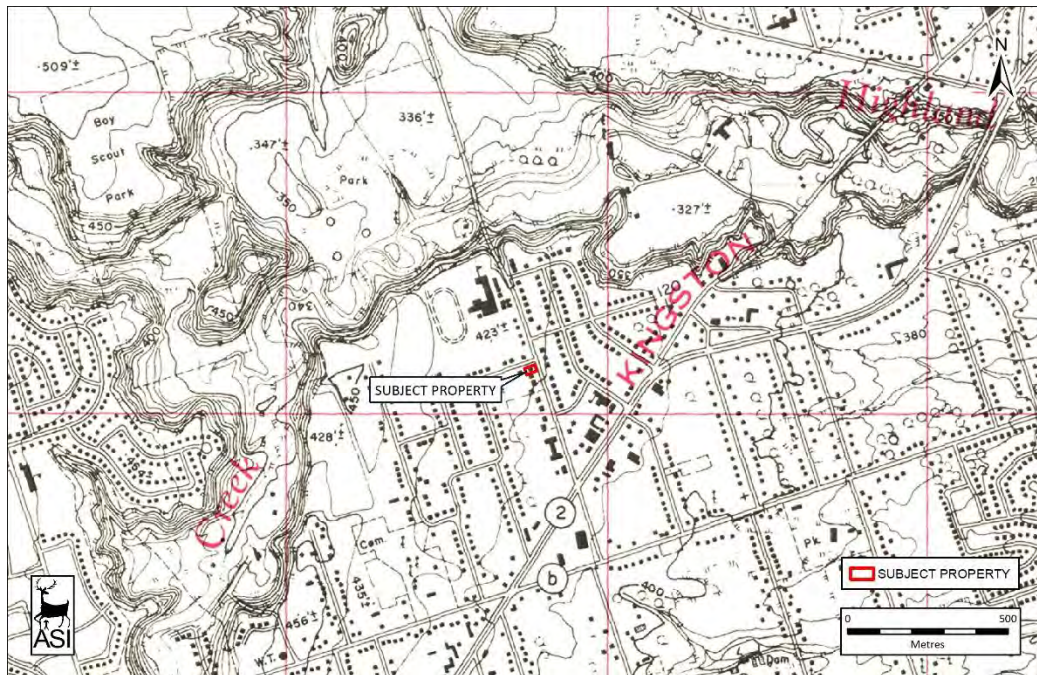


Figure 11: The location of the subject property overlaid on a 1961 topographic map, Highland Creek sheet (Army Survey Establishment, 1961).

The 1953, 1957, and 1968 Voters Lists identify Donald and Marjorie as the occupants of 324 Morningside Avenue. Donald is listed as a mechanic (Library and Archives Canada, 1953, 1957, 1968). Based on aerial photographs, the southern portion of the residence was added by the Wrethams in 1963 or 1964. The 1972 Voters List continues to identify the couple as the occupants of the subject property, though Donald is now listed as a trucker (Government of Canada, 1972). By the early 1990s, while still under the Wretham's ownership, the subject property 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).

Donald Herbert Wretham died around the year 2000, and the title for the subject property changed to his wife Marjorie in April of that year. However, she sold the house in May to Radika Koneswaran. In a 2002 Power of Sale, the property came under the ownership of Sookdeo and Devica Ajodha, 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 324 Morningside Avenue is a residential property on a residential section of Morningside Avenue. The property is corner lot that



contains a single-storey residence and a detached garage located to the rear of the house. The garage is accessed by a paved driveway which connects to Warnsworth Street. The residence is situated close to the roadway with a shallow front yard, narrow side yard, and sizeable back yard (see Figure 13 to Figure 23).

Landscape

The property at 324 Morningside Avenue is situated on a corner lot. There is a grassed, shallow front yard in front of the house (eastern side) which is bisected by a walkway with stone pavers leading to the front door. A small tree has been planted south of the walkway. There are some small plantings along the front façade with an evergreen tree towards the north end. There is a small side yard on the north side of the residence. In a wooden-bordered garden along the north side of the house are low shrubs and several evergreen trees. There is a tree stump at the northeast corner of the property parcel.

In the backyard there is a single-storey detached garage which is accessed by a paved driveway that connects to Warnsworth Street. The driveway curves around the west side of the garage to a shed. Between the garage and the residence is a wooden back patio with a gazebo. Northwest of the driveway there is a square garden surrounded by concrete-blocks with a faux well feature in the centre. There is a bench on the west side of the garden facing east. West of the driveway is a wooden children's play structure with swings and a slide. There is a metal lamppost between the bench and the play structure. The lot is bordered on the south, east, and north sides by black, metal fencing. There is no fence on the western property line, however several small plants mark the boundary between the subject property and the neighbouring property on Warnsworth Street.





Figure 13: The front yard of the subject property (A.S.I., 2024).



Figure 14: The side yard of the subject property (A.S.I., 2024).



Figure 15: The backyard of the subject property (A.S.I., 2024).

Residence

The residence is a single-storey structure which is clad in beige stucco with decorative faux-stone quoining at the corners (Figure 16). There is angel-stone cladding along the base of the structure rising just above the height of several windows at ground level which indicate the presence of a basement (Figure 17). The roof is hipped with aluminium shingles (Figure 21). The structure has a T-shaped footprint with the original portion of the structure forming the top of the “T” and an addition extending from the south side. The front façade (eastern elevation) is asymmetrical with the entryway located on the north end of the addition where it meets the original portion of the house (Figure 19). The windows and doors have decorative surrounds with key-stone detailing at the top. The windows are rectangular of varying sizes (Figure 20). The northern elevation of the structure has three windows and the same cladding and window detailing as the front façade (Figure 21). The western façade also has the same cladding and window detailing. The original portion of the structure has two windows, one at each corner. The western elevation is obscured from view by a

wooden patio with a metal gazebo but appears to contain a sliding back door. There is a brick chimney on the western elevation near the southern end of the newer portion of the structure (Figure 22).



Figure 16: The eastern and southern elevations of the subject property (A.S.I., 2024).



Figure 17: Detail view of angel-stone cladding and basement windows (A.S.I., 2024).



Figure 18: Detail view of the roof of the subject property(A.S.I., 2024).



Figure 19: The front façade (eastern elevation) of the subject property (A.S.I., 2024).



Figure 20: Detail view of the windows on the front façade (A.S.I., 2024).



Figure 21: The northern elevation of the subject property (A.S.I., 2024).



Figure 22: The western elevation of the subject property (A.S.I., 2024).

Garage

The detached garage is a single-storey structure with a rectangular footprint and gable roof with asphalt shingles. The garage is located to the west of the residence and is accessed by a driveway from Warnsworth Street. The structure is clad in horizontal siding. There is an off-centre, white, rolling garage door in the northern elevation and a window in the western elevation (Figure 23).



Figure 23: The northern and western elevations 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 and the examination of historical aerial photographs. The original portion of the house was built between 1947 and 1950, has a rectangular footprint and is closer to Warnsworth Street. An addition was added to the south of the original building in 1963 or 1964 based on a review of aerial photographs. At this time, the main entryway to the structure was likely moved from the original portion of the residence to the addition. The prior location of the original main entryway is unknown. The structure's cladding, quoining, and decorative

window surrounds are not original to the structure. The windows in the original structure appear to have been replaced to match the windows in the addition. The condition and material of the roof, and the continuity across the older and newer portions of the structure, indicate that it is also not original 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 24). Among the other C.M.H.C. plans were a variety of styles including bungalows (Figure 25) and more modern designs (Figure 26) 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



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 flambé 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. Stair 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

CM
HC

HIGH CHIEFS

FAIR HOUSTON



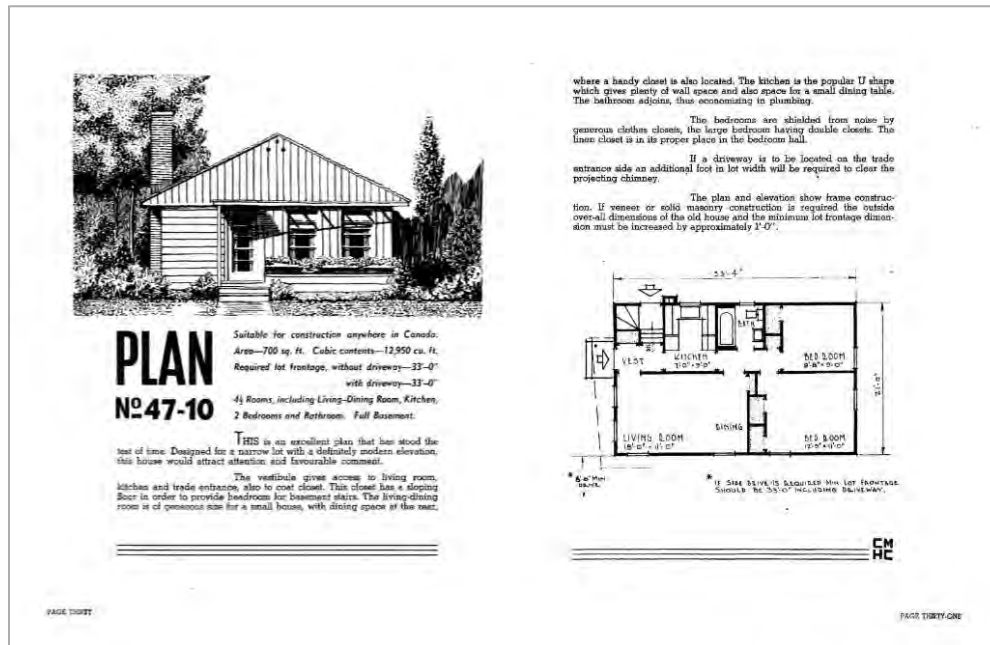


Figure 25: Plan 47-10 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a single-storey bungalow-type home with an off-centre entryway (Canada Mortgage and Housing Corporation, 1947).

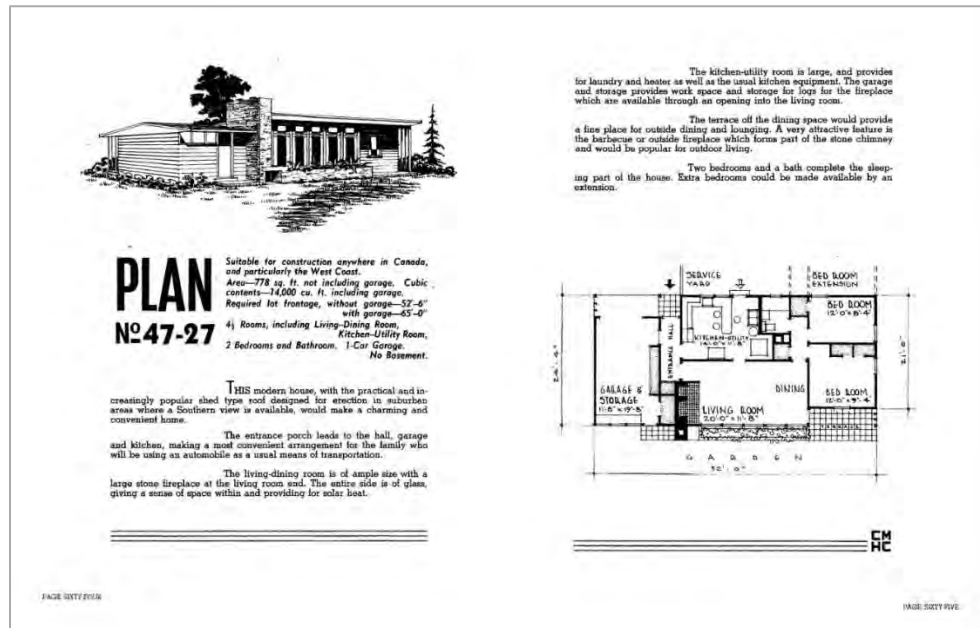


Figure 26: Plan 47-27 from the C.M.H.C.'s 67 Homes for Canadians (1947) is a more modern design with a irregular roofline and asymmetrical façade (Canada Mortgage and Housing Corporation, 1947).

The residence at 324 Morningside Avenue was built between 1947 and 1950 and therefore was constructed near the middle of the Victory Housing period. The residence has some remaining features of these types of houses: its simple design, small size, and sizable yard.

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 27).

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

3.4.2 Community Landmark

The subject property at 324 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 324 Morningside Avenue in relation to its local context. Each of the three examples presented below (Figure 28 to Figure 30) 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 28). 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 28: 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 29). 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 29: 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 30). 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 30: 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 31).



Figure 31: Merritt Road in the Topham Park neighbourhood, East York (Google StreetView, 2021).

The subject property, constructed between 1947 and 1950, is not considered an early 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 324 Morningside Avenue contemporary with the other houses in 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, and construction materials. The original residence on the subject property has been considerably altered through the construction of a large addition on the south side, the relocation of the entryway, and the alterations to the exterior cladding of the residence.

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 and John Wilson's sawmill. 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, 308, 310, 314, 316, 318, 320, 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 324 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 324 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 at 324 Morningside Avenue was built between 1947 and 1950, roughly in the middle of the Victory Housing period. While the residence has several features of these types of houses: its simple design, small size, and sizable yard, it has been altered with new windows, cladding, and a large addition. 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.
 - According to aerial photography, the residence on the subject property was built between 1947 and 1950, while under the ownership of Donald and Marjorie Wretham. They continued to reside in the residence for the following 50 years before



transferring to new owners in the early 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 324 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 324 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 324 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



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 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

344 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-055

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 344 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 two-and-a-half 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). 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 344 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
- Peter Bikoulis, P.h.D., 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 344 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 (Figure 1). 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 two-and-a-half 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). 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 344 Morningside Avenue. 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:

Kennedy House
404-10 Milner Business Court
Toronto, Ontario M1B 3C6
(416) 299-3192

Contact: info@kennedyhouse.org

2.2 Existing Conditions

The subject property is located on the west side of Morningside Avenue, north of Beath Street, in the City of Toronto (Figure 2). The property contains a two-and-a-half-storey brick residence constructed in the early twentieth century (Figure 3). At the rear of the property is an additional one-and-a-half-storey structure with a large, paved parking area to the south. The property also features a paved driveway on the north side of the residence that also provides access to the secondary structure. There is a small, grassed yard in front of the residence and along the south side of the property and a paved walkway along with fencing bordering the property.





Figure 2: Aerial image of the subject property at 344 Morningside Avenue (Google Maps).



Figure 3: The residence at 344 Morningside Avenue, looking southwest. The rear structure is visible on the right (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 located to the north of a potential cultural heritage landscape (C.H.L.) that was also identified 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). The Cultural Heritage Report identified both the east and west sides of Morningside Avenue from Fairwood Crescent to Tefft Road as a post-war streetscape.

The subject property is located within a suburban context along Morningside Avenue. To the north of the subject property is West Hill Collegiate Institute, a high school which was built around the mid-twentieth century but has been expanded considerably since. Immediately south of the subject property, there are three two-storey multi-unit properties that appear to date from the later twentieth century.

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.c);
- 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 344 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).



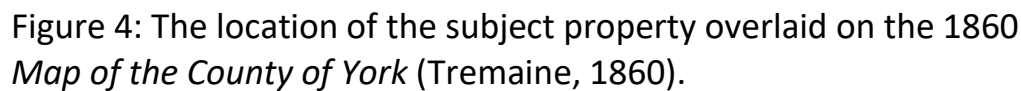
3.2.5 Historical Chronology and Setting of the Subject Property

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. Both Richardson's (as W.R.) and Almond's names appear at the southern end of Lot 11 on the 1860 map, 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 land that formerly belonged to and was associated with John Wilson (Figure 4).

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





John Wilson is listed as a freeholder on Lot 11 in the 1870 McEvoy directory (McEvoy & Co., Publishers, 1870) and as a farmer in Highland Creek in the 1871 Nason directory (Nason, 1871). The 1871 census provides more detail about both Wilson and the lot. It notes that Wilson is 67 years old and still married to Catharine, now 58. The couple had five children residing with them, all of whom were born in Ontario. John is identified as a farmer, as was his son James. Schedule 4 of the 1871 census notes that Wilson owned 300 acres, five houses, four barns and/or stables, three carriages and/or sleighs, four cars, waggons [sic], or sleds, three ploughs/cultivators, and one fanning mill. The property yielded barley, oats, rye, peas, potatoes, turnips, as well as hay and apples. Schedule 5 of



the census notes that Wilson owned five horses over three years old, two working oxen, six milch cows, eight other horned cattle, six sheep, and eight pigs. The family produced 450 pounds of butter and 30 pounds of wool from animals on their property. Schedule 6 of the census notes that Wilson continued to operate a sawmill. In 1871, the mill – which used water to generate power – was operational for three months and employed two people. The raw material being processed was hemlock logs, which produced rail ties and plank (Library and Archives Canada, 1871).

Wilson's sawmill (Figure 5) was one of many mills in the Highland Creek Valley in the nineteenth century (Scarborough Historical Society, 1977). The sawmill continued to be shown on the 1878 *Illustrated Historical Atlas of the County of York*, to the north of the subject property, on land belonging to Wilson. 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 the sawmill. At this time, Wilson's residence may have been located southwest of the subject property, on a small parcel he owned in the southwest corner of Lot 11 (Figure 6).

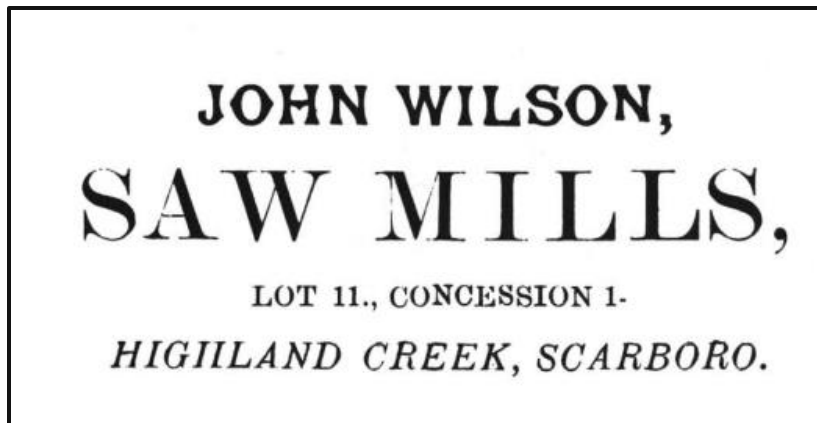
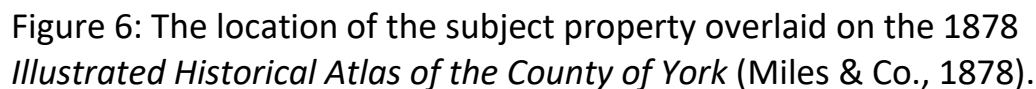


Figure 5: Advertisement for John Wilson's Saw Mills, date unknown (Bonis, 1965).



John Wilson remained the freeholder of the subject property in 1881, while his son James was a tenant on the neighbouring Lot 12 (W.H. Irwin & Co., 1881). John Wilson died in February 1881, and the subject property likely remained in possession of his wife Catharine. It is probable that John Wilson's son James also returned to reside with his mother and sister on Lot 11 because the 1881 census identifies him as the head of their household. He was listed as 33 years of age and the oldest male member of the family, which also included his mother and sisters



(Library and Archives Canada, 1881). However, James married Elizabeth Atkinson in September 1881, and soon thereafter, they moved to Somerville, near Fenelon Falls, and raised a family (Library and Archives Canada, 1891).

Returning to the subject property, the 1891 census identifies the 76-year-old Catharine Wilson as the head of the household, which also included her daughter Annie and grandson Charles. The family resided in a single-storey wooden house with five rooms (Library and Archives Canada, 1891). James Wilson and his family likely moved back to their family property between 1896 and 1901, perhaps as a result of his mother's death in 1898 (Find A Grave, 2013).

In 1899, the executors of the Wilson estate officially granted 22 acres to Annie Wilson, 96 acres to James Wilson, and six acres to Noble Johnston (O.L.R.A., n.d.). It seems most plausible that the subject property was located on lands owned by James Wilson. Nevertheless, it appears that he did not immediately reside on the lands he now owned. The 1900 directory identifies Annie Wilson as the occupant on Lot 11, while James Wilson is the occupant on Lot 12 (Union Publishing Company, 1900). The 1901 census lists James Wilson as residing in West Hill, though no lot and concession information are provided. Wilson is identified as a farmer and a Methodist. He was married to Elizabeth (1855-1933), and together, the couple had four children residing with them at this time: Gordon (b. 1885), Robert J. (b. 1887), Cecil W. (b. 1892), and Percy R. (b. 1896). The family is living in a seven-room composite house (Library and Archives Canada, 1901). The 1911 census identifies James as residing on Lot 11, where he was a farmer. He remained married to Elizabeth, and now Robert, Cecil, and Percy were listed as farmer's sons (Library and Archives Canada, 1911).

The extant residence on the subject property was likely erected between 1912 and 1921 while under the ownership of James and Elizabeth Wilson. The 1914 topographic map depicts the subject property to the south of a wooden residence; it is unknown if the mapping is slightly off and that is indeed the subject residence or an earlier residence that the Wilson's may have lived in (Figure 7).



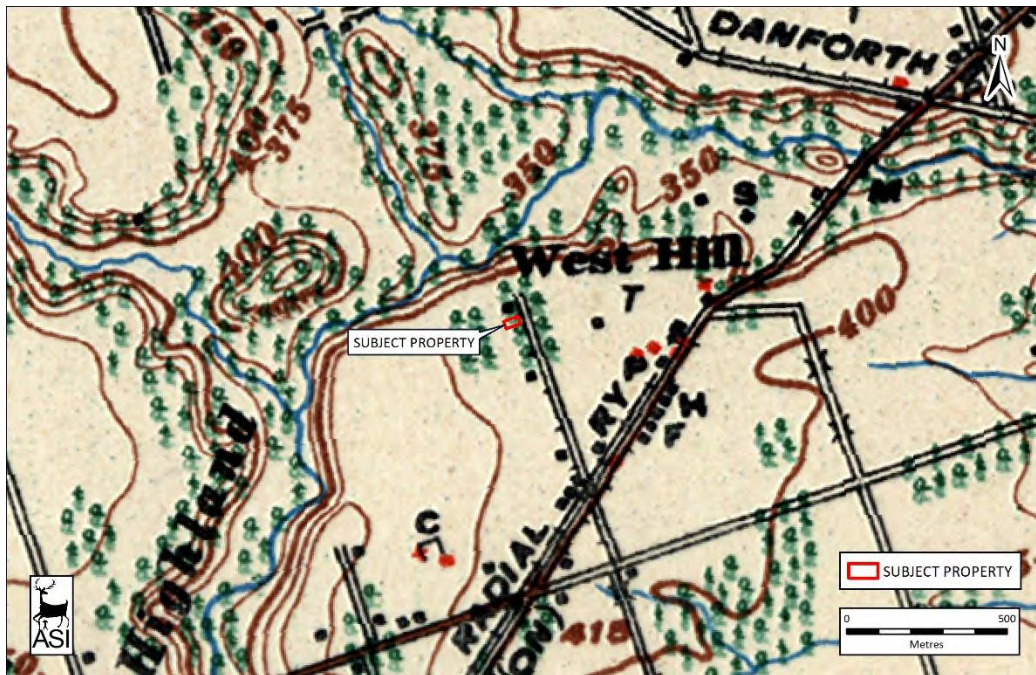


Figure 7: The location of the subject property overlaid on a 1914 topographic map, Markham Sheet (Department of Militia and Defence, 1914).

The 1912-1921 period for the date of construction of the residence is predicated on two key factors. First, the architectural style of the house appears to be a vernacular interpretation of the Queen Anne style, which was fashionable in the Toronto area around the early twentieth century (City of Toronto, 2007; Weld, 2020). Second, the 1921 census notes that James, now 72, and Elizabeth, now 66, as well as their son Cecil, lived in a six-room brick residence on Lot 11, which is very likely the house on the subject property. Also on Lot 11 were James' sisters Annie and Lillian, who resided in a wood residence, and at least one other family, that of Harold and Annie Hughes, though the material of construction of their residence is unknown (Libraries and Archives Canada, 1921).

James Wilson's date of death is unknown but had to have been between 1922 and 1931. The 1931 census identifies the occupants of the residence as James' widow Elizabeth Wilson as well as her son Cecil, identified as a salesman in a coal and wood yard, and sister-in-law Mary (Library and Archives Canada, 1931). However, they died in quick succession soon thereafter: Elizabeth in 1933, Mary

in 1935, and Cecil in 1936. The property then fell into the possession of brothers Robert J. Wilson and Percy R. Wilson (O.L.R.A., n.d.). It is unknown who resided in the residence between 1936 and 1941.

In 1941, Robert and his wife Ethel, as well as Percy and his wife Mabel, sold the subject property to Helen H. Greenwood (O.L.R.A., n.d.). Helen Houston Greenwood (née Sandham), a stenographer, married Edward Greenwood, a photographer, on 10 July 1940, so this may have been their first home as a married couple (York County, 1940). In 1946, the Greenwoods sold the property to Frank T. Varley and moved to the United States (O.L.R.A., n.d.). Over the following two 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, including West Hill Collegiate Institute, which opened in 1955 (Bonis, 1965) (Figure 8 to Figure 10).



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).

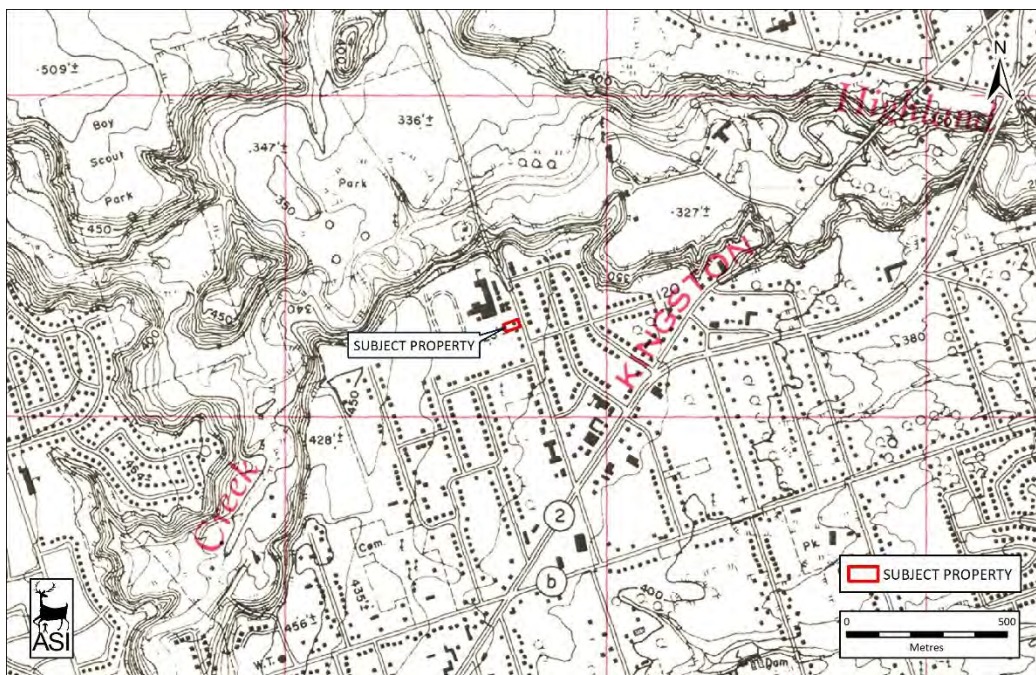


Figure 10: The location of the subject property overlaid on a 1961 topographic map, Highland Creek sheet (Army Survey Establishment, 1961).

In addition to the subject property, Varley acquired various properties in its vicinity in the late 1940s and early 1950s (O.L.R.A., n.d.). Varley was a landlord, and he appears to have divided up the residence into two apartments and rented them out rather than reside therein himself. The 1953 Voters List identifies the occupants of the subject residence as Paul Firman and his wife, as well as John Murray and his wife (Library and Archives Canada, 1953). A search for further information about Murray proved fruitless. However, Firman was born in Brighton Ontario and learned piano by the age of three. He later studied music at the Toronto Conservatory and became an expert at the alto saxophone throughout the 1930s. By the 1940s, he was a well-known orchestra leader who was based in Toronto but travelled extensively. In a 1944 feature in *Band Leaders* magazine, Firman was identified as “Canada’s favorite swing leader” alongside an image of him holding a saxophone (Figure 11). His band was known to have played regularly at the Masonic Temple on Yonge Street in Toronto and to thousands every Sunday evening at the Pavilion at Hanlan’s Point on Toronto Island (Band Leaders, 1944; Filey, 1997, 2008).





PAUL FIRMAN

Figure 11: Paul Firman, circa 1944 (Band Leaders, 1944)

In 1955, Varley sold the subject property to William and Irma Frost (O.L.R.A., n.d.). The 1957 Voters List notes that William and Mrs. Myrtle Frost resided in one unit of 344 Morningside Avenue, and Frank Harding and his wife resided in the other. William was listed as a manager, and Frank as a painter (Library and Archives Canada, 1957). No further information concerning the Frosts or Hardings could be located.

In 1971, William Frost granted the property to Werner Ellinger and Kenneth Jackson, who had a business partnership using the name V.K. Holdings (O.L.R.A., n.d.). The house was rented out around this time with one apartment for Richard McClure and the other for Monty Minkensky, an Industrial Sales representative (Government of Canada, 1972). Finally, in July 1974, Ellinger and Jackson, on behalf of V.K. Holdings, sold the property to an organization called Kennedy House (O.L.R.A., n.d.).

Kennedy House, also known as the Kennedy House Group Home for Boys, was incorporated by Douglas Chin and Edward Blazo in 1972. Their first building was on Kennedy Road in Scarborough, where that a ten-room farmhouse was rented for boys who did not have parental care, were dealing with social problems, or who had been in trouble with the law. According to a Toronto Star article from January 1974, the “boys mostly come from broken homes... they attend community schools, do chores, learn old-fashioned farming on our six acres of land, and do many things that are different from a large institution. Our staff is much closer to the boys and their problems, and this works out fine for everybody. Already we are planning to expand to a second home” (Campbell, 1974). This reference to a second home is referring to the subject property. In early June 1974, former city alderman Horace Brown was working on behalf of Kennedy House to secure funds to purchase and renovate the subject property in West Hill (Toronto Star, 1974a). Between individual donations, loans, and contributions from the Central Mortgage and Housing Corporation, the funds needed to open a second Kennedy House in Scarborough were secured by the end of July 1974. The funds, including a \$94,880 loan and a \$9,488 contribution, allowed Kennedy House “to buy and renovate an older home as a hostel for boys who are wards of the court and the Children’s Aid Society.” At this time, it was intended to accommodate “up to 12 boys” (Toronto Star, 1974b).

Kennedy House was home to many boys over the following decades, many of whom were referred to the site by various social services agencies. Kennedy House was still operating as group home, with a capacity of nine, into the 1990s (Statistics Canada, 1993).

In 1992, the subject property was located in a residential context in Scarborough. West Hill Collegiate Institute is located adjacent to the north and west of the subject property and residential properties are located to the south and east (Figure 12).





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

Kennedy House remains the owners of the property at 344 Morningside Avenue to the present-day (ServiceOntario, 2024). At an unknown date, D.L.C. Residential Services took over the occupancy of the subject property. This organization was established in 1990 and “is a community-based agency providing out-of-home care and treatment where children and youth with Autism Spectrum Disorder or intellectual and related developmental disorders can lead dignified and enriching lives with opportunities for growth and friendship” (D.L.C. Residential Services, n.d.b). Out of the building on the subject property, D.L.C. Residential Services offered a program providing three beds for boys aged six to 18 years old with Autism Spectrum Disorder who require support (D.L.C. Residential Services, n.d.a).

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 344 Morningside Avenue is located on the west side of Morningside Avenue, north of Beath Street, in the City of Toronto. The property contains a two-and-a-half-storey brick residence with a moderate setback from the road and at the rear of the property is an additional one-and-a-half-storey structure with a large, paved parking area to the south. The property also features a paved driveway on the north side of the residence that also provides access to the secondary structure. There is a small, grassed yard in front of the main residence and along the south side of the property and a paved walkway, along with fencing bordering the property (see Figure 13 to Figure 23).

Landscape

The property at 344 Morningside Avenue has a grassed lawn at the front of the property and along the south side. The lawn to the south of the residence is surrounded by a wooden privacy fence. There is a paved walkway from the sidewalk to the entryway steps. A paved driveway runs along the north side of the property providing access to the secondary structure at the rear of the property and a paved parking area in front of the structure. There are bushes and small trees along the north and west property line and a large mature tree along the south side of the property, just behind the residence. The property is surrounded by a chain-link fence on the east, north, and west sides. On the west side of the property, facing the school, there is a wooden privacy fence set just inside the chain-link fence. A wooden privacy fence also runs along the southern side of the property.

Residence

The brick residence is a vernacular expression of the Queen Anne architectural style with an irregular footprint and rests on a concrete foundation. The front façade (eastern elevation) has three bays which progressively step back from the northern-most bay which features bay windows on the first and second storey and a gable above (Figure 13 and Figure 14). There is a verandah on the central and southern bay that wraps around to the southern elevation of the structure



with a balcony above supported by brick and wood columns. The main entryway is in the central bay of the front façade under the verandah. The entry door appears to be a modern replacement. The verandah is surrounded by a fence and is accessed via a front gate (Figure 15). The roofline is irregular with asphalt shingles. It has two front-facing gables and one on the southern side. The rectangular windows vary in size and shape, have concrete sills, and most also have concrete lintels. The windows do not appear to be original to the structure (Figure 16). An exterior brick chimney is located on the northern elevation. There is a brick addition at the rear of the structure with an exterior door and two bump-outs at the roof level (Figure 17), the bump-out on the front façade has a door and connects to an exterior metal staircase (Figure 18).



Figure 13: The residence at 344 Morningside Avenue, looking northwest. The three progressively set-back front bays and three gables are visible (A.S.I., 2024).



Figure 14: Detail view of the concrete foundations (A.S.I., 2024).



Figure 15: Detail view of the verandah on the front façade of the residence (A.S.I., 2024).



Figure 16: Detail view of the front gable and window sills and lintels (A.S.I., 2024).



Figure 17: The northern and western elevations of the residence. The chimney, rear brick addition, and northern roofline bumpout are visible (A.S.I., 2024).



Figure 18: The bump-out on the front façade of the property which provides access to a metal exterior staircase (A.S.I., 2024).

Secondary Structures

At the rear of the subject property to the northwest of the residence is a one-and-a-half-storey structure with a rectangular footprint and gable roof. There are single-storey additions on the east and west sides of the structure. The structure and the additions are clad in aluminum siding. The entryway in the southern façade is covered by a small verandah (Figure 19).



Figure 19: The residential structure at the rear of the subject 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 right-of-way. At the rear of the residence is a single-storey brick addition with a backdoor to the structure. Above this addition is an egress door which does not appear to be original to the residence. A small portion of the verandah on the southern façade appears to have been bricked in post-construction as the bricks do not match the rest of the façade. At the roof level are two bump-outs clad in siding. The one on the south side of the building appears to be an egress route with a door that connects to a metal exterior staircase on the south side of the residence. The exterior doors and windows all appear to be modern replacements and are not original to the residence. The chimney, above the roofline, also appears to have been rebuilt as it is constructed of a darker brown brick than the rest of the structure. Most of these alterations to the structure are likely the result of the

conversion of the building from a single-family home to a two-unit residential structure and eventually for its use as a group home (Figure 20 and Figure 21).



Figure 20: The northern and rear elevations of the residence. The rear addition and northern roofline bump-out are visible (A.S.I., 2024).



Figure 21: The front and southern elevations of the residence. The southern roofline bump-out and exterior staircase are visible (A.S.I., 2024).

3.3.3 Building Style or Typology

The residence at 344 Morningside Avenue has features that are typical of the Queen Anne architectural style (sometimes also called Queen Anne Revival). Known for its ornamental style, the Queen Anne-style architecture is characterized by asymmetrical façades and footprints, turrets or towers, full-length or wraparound verandahs, irregular rooflines with over-hanging eaves, stacked windows, monochromatic brickwork, and ornamental features including fish scale siding, fretwork, stained glass, and features reminiscent of Tudor architecture. The style was most popular in Canada between 1890 and 1914 (Ontario Architecture, n.d.; Weld, 2020). The residence is a vernacular expression of the Queen Anne style with several of the style's distinctive features in its massing, roofline, and fenestration, including the asymmetrical façades, irregular rooflines with gables, wraparound verandah, over-hanging eaves and stacked windows on the front façade. However, the building lacks the ornamental flourishes strongly associated with the architectural style and is therefore not a representative example of Queen Anne-style architecture.

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 vehicular 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. These homes are generally small, single-storey residences but vary in floor plan and material (Figure 21). To the north of the subject property is West Hill Collegiate Institute, a high school, which was also built around the mid-twentieth century but has been expanded considerably since. This stretch of Morningside Avenue has some larger structures including some late-twentieth century infill houses and, immediately south of the subject property, there are three two-storey multi-unit properties that appear to date from the later twentieth century (Figure 23). The area is generally characterized by mid-to-late twentieth century residential developments with some large commercial plazas and mid-to-high-rise apartments focused on the intersections of Morningside Avenue, Lawrence Avenue East, and Old Kingston Road. The Highland Creek valley to the north creates a natural dividing line between the present-day communities of West Hill and Morningside. Several late-nineteenth to early-twentieth century structures remain around the centre of the historical community of West Hill around Manse Road and Old Kingston Road.





Figure 22: Looking northeast on Morningside Avenue from the subject property (A.S.I., 2024).



Figure 23: Looking northwest on Morningside Avenue toward the subject property (circled) (A.S.I., 2024).

3.4.2 Community Landmark

The subject property at 344 Morningside Avenue is not considered to be a landmark within the community. The residence is located on a section of Morningside Avenue with some larger buildings, including the neighbouring school building and several low-rise apartment buildings, and therefore does not stand out due to its height and massing. The residence is also not featured on heritage walking tours and furthermore, 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 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 architectural form and massing, two are listed on the City of Toronto's Heritage Register and one is designated under Part IV of the *Ontario Heritage Act* (21 Old Kingston Road). Comparative examples were selected either to compare architectural style or building typology and to situate the property at 344 Morningside Avenue in relation to its local context. Each of the three examples presented below (Figure 24 to Figure 26) express elements of the Queen Anne architectural style through their massing, fenestration, irregular gable roofs, and monochromatic brickwork.

3.5.1 12 Old Kingston Road

The property at 12 Old Kingston Road is listed in the City of Toronto's Heritage Register and contains a historical home that has been incorporated into a



commercial development (Figure 24). Listing information for the property is limited. The house is identified as the Heron-Ogden House, but no date of construction is given; however, the house is visible in the 1947 aerial photograph (Figure 8) (City of Toronto, n.d.-a).

The residence is a two-storey brick structure with an irregular footprint and roofline. The southern half of the first floor of the front façade has been incorporated into the commercial structure and the original building is not visible in these areas. On the northern side of the front façade, the first storey has a bay projection; however, the level above appears to have been squared off at some point. This portion of the façade and the front-facing gable are clad in fishtail shakes. The attached commercial structure is a single storey building constructed of a similar colour brick to the historic home, with tall arched windows, a hipped roof, and centre front gable. The original house is of similar design to the house at 344 Morningside Avenue; however, it has been altered considerably.



Figure 24: 12 Old Kingston Road (A.S.I., 2024).

3.5.2 21 Old Kingston Road

The property at 21 Old Kingston Road is designated under Part IV of the *Ontario Heritage Act* ([by-law # 19474](#)). The house was constructed between 1904 and 1906. The original owner of the home as John Hunter Richardson, the first Postmaster of West Hill. A full list of known heritage attributes is included in the designation by-law (Borough of Scarborough, 1981). The property contains a two-and-a-half-storey Queen Anne style residence with a cross gable roof (Figure 25). The cladding in the gables is reminiscent of Tudor-style timber work. There is a full-length verandah along the front façade supported by brick and wood columns. The windows have stone sills and some have stone lintels.



Figure 25: 21 Old Kingston Road (A.S.I., 2024).

3.5.3 477 Manse Road

The property is listed in the City of Toronto's Heritage Register; however, listing information for the property is limited. The house is identified as the Melville Manse with a construction date of 1899 (City of Toronto, n.d.-b). The property contains a large two-and-a-half-storey Queen Anne-style residence with an irregular footprint and roofline (Figure 26). The structure has an irregular shaped

single-storey addition on the east side. The cladding in the gables is reminiscent of Tudor-style timber work. The windows have stone sills and vary in form with some being arched, bayed, or with transoms or stone lintels. There is a verandah on the front façade.



Figure 26: 477 Manse Road (A.S.I., 2024).

3.5.4 Summary

The City of Toronto's Heritage Register contains limited information for heritage properties. Information on construction date was only available for 21 Old Kingston Road (1904-1906) and 477 Manse Road (1899), both of which predate the residence at 344 Morningside Avenue. The Queen Anne architectural style, of which 344 Morningside Avenue is a vernacular expression, was most popular between 1890 and 1914 (Canada's Historic Places, n.d.). The subject property, constructed between 1912-1921, is a later example of the style in the City of Toronto.

The comparative sample properties are all located within the vicinity of the 344 Morningside Avenue and are similar in style to the subject property, indicating that the neighbourhood features a number of examples of this style. The

residences at 21 Old Kingston Road, and 477 Manse Road maintain their historical integrity and do not appear to have been considerably altered, whereas 344 Morningside Avenue shows evidence of multiple alterations, many of which do not match the style of the original building. The former residence at 12 Old Kingston Road has also been considerably altered to integrate it into the attached commercial structure. The properties of 21 Old Kingston Road and 477 Manse Road are better representative examples of the Queen Anne architectural style in their massing, fenestration, rooflines, and in particular, their cornices, corbels, ornamental features in the gables, and the stone and timberwork. The residence at 344 Morningside Avenue features many structural elements of Queen Anne-style architecture but is lacking in the ornamental elements that characterise the style.

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, 17, and 19 April 2024). Listing statements for comparable properties at 12 Old Kingston Road and 477 Manse Road were requested. Response indicated that further listing information could not be located for either property.
- 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 nearby properties (304, 306, 308, 310, 314, 316, 318, 320, and 324 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 344 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 344 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 property at 344 Morningside is a vernacular expression of the Queen Anne style with several of the style's distinctive features in its massing, roofline, and fenestration, including the asymmetrical façades, irregular rooflines with gables, wraparound verandah, over-hanging eaves and stacked windows on the front façade. However, the building lacks the ornamental flourishes strongly associated with architectural style and is therefore not a representative example of Queen Anne-style architecture. The subject property, constructed between 1912-1921, is not considered an early example of the style within the former Borough of Scarborough and City of Toronto.
 - 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.
- For much of the nineteenth century, the subject property was rented, and later owned, by John Wilson, who operated a sawmill on land north of the subject property and farmed the arable land on his portion of Lot 11, Concession 1 of Scarborough Township. The property remained in the Wilson family until 1936, with the subject house being built sometime between 1912 and 1921 by James and Elizabeth Wilson. In the following decades, the house was divided into apartments with various people residing here until it came under the ownership of Kennedy House in the 1970s. Historical 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 Scarborough in the City of Toronto. The rural agricultural context in which the residence was constructed is no longer evident. The residence is now located in a mid-twentieth century suburban context and is not important to defining, maintaining or supporting the character of the area.
- ii. is physically, functionally, visually or historically linked to its surroundings:
 - The property does not meet this criterion.
 - The area around the subject property is generally characterized by single-family homes built in the mid-twentieth century as part of Scarborough's mid-twentieth century suburban development boom. The subject property, which was constructed in the early twentieth century in a generally rural agricultural context is not functionally, visually, or historically linked to the current mid-twentieth century suburban development context of this stretch of Morningside Avenue.
- iii. is a landmark:
 - The property does not meet this criterion.
 - The subject property at 344 Morningside Avenue is not considered to be a landmark within the local context. The residence is located on a section of Morningside Avenue with some larger buildings, including the neighbouring school building and several low-rise apartment buildings, and therefore does not stand out due to its height and massing.

Based on available information, it has been determined that the property at 344 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 former Borough of Scarborough and the City of Toronto. This evaluation determined that the property at 344 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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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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