

# APPENDIX F

# CULTURAL HERITAGE REPORT





**Built Heritage and Cultural Landscape Assessment**

**Spadina Subway Extension  
From Downsview Station via  
York University to Steeles Avenue  
City of Toronto, Ontario**

Submitted to  
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ASI File 04CS-04  
January 2006 (4<sup>th</sup> revision)

**PROJECT PERSONNEL**

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## 1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was contracted by URS Canada Inc., on behalf of the City of Toronto and the Toronto Transit Commission, to conduct a Built Heritage and Cultural Landscape assessment for the Spadina Subway Extension Environmental Assessment from Downsview Station via York University to Steeles Avenue in the City of Toronto, Ontario (Figure 1).

Background research was completed to determine if any previously identified built heritage features and cultural landscapes fall within the study area. Following this, a field review was completed in order to identify any additional heritage properties within potential impact zones. This research and field review was conducted under the project direction of Mary L. MacDonald who is a member of the Canadian Association of Professional Heritage Consultants.

This report provides an inventory of identified heritage properties and areas of heritage interest.

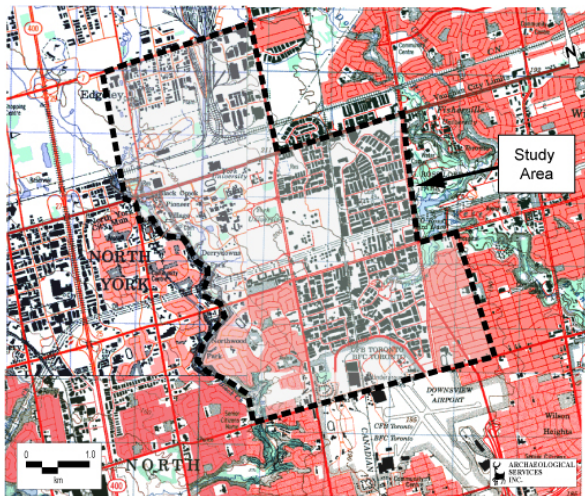


Figure 1: Location of the study area.  
[NTS Sheets 30 M/11 (Toronto), 30 M/12 (Brampton), 30 M/13 (Bolton), 30 M/14

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## 2.0 BUILT HERITAGE AND CULTURAL LANDSCAPE ASSESSMENT CONTEXT

This cultural heritage assessment considers cultural heritage resources in the context of improvements to specified areas, pursuant to the *Environmental Assessment Act*. This assessment addresses above ground cultural heritage resources over 50 years old.

The Spadina Subway Extension has the potential to affect cultural heritage resources in a variety of ways. These include the loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting.

For the purposes of this assessment, the term cultural heritage resources was used to describe both cultural landscapes and built heritage features. A cultural landscape is perceived as a collection of individual built heritage features and other related features that together form farm complexes, roadsides and nucleated settlements. Built heritage features are typically individual buildings or structures that may be associated with a variety of human activities, such as historical settlement and patterns of architectural development.

The analysis throughout the study process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines. Under the *Environmental Assessment Act* environment is defined in subsection 1(c) to include:

Cultural conditions that influence the life of man or a community;

as well as,

Any building, structure, machine or other device or thing made by man.

The Minister of Culture is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario and has published two guidelines to assist in assessing cultural heritage resources as part of an environmental assessment: *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992) and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980). Accordingly, both guidelines have been utilized in this assessment process.

The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* states the following:

When speaking of man-made heritage we are concerned with the works of man and the effects of his activities in the environment rather than with movable human artifacts or those environments that are natural and completely undisturbed by man.

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In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic ways of visually experiencing this heritage in the environment, namely as cultural landscapes and as cultural features.

Within this document cultural landscapes are defined as follows:

The use and physical appearance of the land as we see it now is a result of man's activities over time in modifying pristine landscapes for his own purposes. A cultural landscape is perceived as a collection of individual man-made features into a whole. Urban cultural landscapes are sometimes given special names such as townscapes or streetscapes that describe various scales of perception from the general scene to the particular view. Cultural landscapes in the countryside are viewed in or adjacent to natural undisturbed landscapes, or waterscapes, and include such land-uses as agriculture, mining, forestry, recreation, and transportation. Like urban cultural landscapes, they too may be perceived at various scales: as a large area of homogenous character; or as an intermediate sized area of homogenous character or a collection of settings such as a group of farms; or as a discrete example of specific landscape character such as a single farm, or an individual village or hamlet.

A cultural feature is defined as the following:

...an individual part of a cultural landscape that may be focused upon as part of a broader scene, or viewed independently. The term refers to any man-made or modified object in or on the land or underwater such as buildings of various types, street furniture, engineering works, plantings and landscaping, archaeological sites, or a collection of such objects seen as a group because of close physical or social relationships.

Additionally, the *Planning Act* and related Provincial Policy Statement make a number of provisions relating to heritage conservation. One of the purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions, and the wise use and management of cultural heritage resources over the long term is a key provincial interest. The *Planning Act* and related Provincial Policy Statement make a number of provisions relating to heritage conservation. In order to inform all those involved in planning activities of the scope of these matters of provincial interest Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;...

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This provides the context not only for discrete planning activities detailed in the *Act* but also for the foundation of policy statements issued under Section 3 of the *Act*.

The Policy Statement indicates in IV. Implementation/Interpretation that:

4.5 The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.

Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that "Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits."

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeological Resources*, makes the following provisions:

2.6.1 Significant built heritage resources and cultural heritage landscapes shall be conserved.

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include, "Built heritage resources", and "cultural heritage landscapes".

Built heritage resources:

means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Cultural heritage landscape:

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features  
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such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

In addition, "Significant" is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. In regard to cultural heritage and archaeology, resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage analysis for the assessment of the road improvements in the study area.

### 3.0 DATA COLLECTION

#### 3.1 Background Historic Research

Background historic research was conducted in order to gain a broad thematic understanding of the historic development of settlement communities the study area.

A number of historic communities fall within the study area including Dublin, Fisherville, Kaiserville, and Elia (Figure 2). The many little communities which sprang up in the nineteenth century had their beginnings as service areas for the farms which surrounded them (Hart, 1968: 136). Naturally, there was a tendency for the neighbourhood churches and schools to concentrate in the same area (*ibid.*)

Dublin, a crossroads village, developed at the corner of Sheppard Avenue and Dufferin Street (where the northeastern most part of Downsview Park is currently situated) and was named after William Duncan's Farm (Hart 1968: 197). Very few merchants settled in the area, but a shoemaker's shanty and a general store were constructed in the late 1830's. When the Duncan children reached school age, William built a one-storey frame schoolhouse and hired a school master for his growing family and the neighbourhood children (Hart 1968: 199). Members of the community would head into the neighbouring community of Downsview to attend to business that could not be done in Dublin or to attend church.

Elia, a larger community than Dublin, was located in the district between Dufferin Street and Jane Street

and from north of Sheppard Avenue to Steeles Avenue. The original lot owners in 1800 were mostly members of the Queen's Rangers, who accompanied Governor Simcoe from Niagara to York in 1793. Later the property was sold to Pennsylvania German settlers who left Lancaster, Franklin, and Bedford Counties in Pennsylvania and came overland with their families to take up residence in Upper Canada (Hart 1968: 213).

The community of Elia contained two blacksmith shops, a saw mill, a grist mill, a general store, a post office, an Episcopal Methodist Church, a log school house which was replaced by a brick school in 1873, and the Canadian Order of Foresters Hall. Today, the church stands alone surrounded by huge oil tanks. The old school, which closed in 1956, has been replaced with many new school buildings, and York University opened its doors in September, 1964, on the Boyton, Hoover, Kaiser, and Stong farms (Hart 1968: 218).

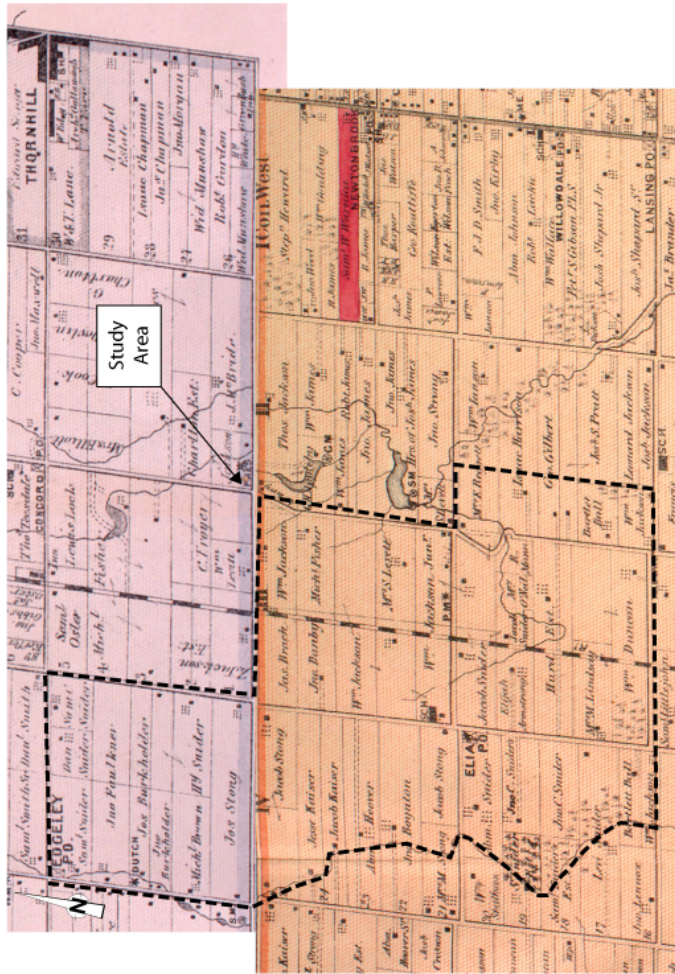
Two small villages sprang up west of Yonge Street along Steeles Avenue, North York's northern boundary. Fisherville and Kaiserville (now Black Creek Village), were drawn toward the villages of Vaughan to the north. (Hart 1968: 224).

Fisherville was named after Jacob Fisher, who brought twenty-two members of his Pennsylvania German family to Canada in 1797 and received land from the Crown in Vaughan Township and North York, bordering Steeles Avenue (Hart 1968: 224). He built a mill on the West Branch of the Don River, and, as usually happened, a community grew up around it. The community also consisted of several houses, a blacksmith shop, and an inn (Reaman 1971: 106).

As in similar communities, Fisherville's numbers decreased and finally ceased to exist except for the Presbyterian church and the hotel. In 1945, the property was taken over by the University of Toronto, and the Cannaught Medical Research Laboratories were expanded on to it (Reaman 1971: 107). The church has since been relocated to Black Creek Pioneer Village, located at Jane Street and Steeles Avenue.

Kaiserville was the official name the Kaiser family gave to the settlement where they lived. Other families in the district may not have accepted the name, but for lack of a better one, it is used to distinguish this early community, part of which is now known as Black Creek Pioneer Village (Hart 1968: 225). Some of the early buildings associated with Kaiserville still stand at Black Creek Pioneer Village.

In order to meet the need for a church and community hall, the Kaiser Chapel was erected in 1830 on Jane Street and served many purposes (Hart 1968: 226). Eventually the Kaiser Chapel was dismantled and the Townline Church was established in 1852, adjoining the school. Other buildings of interest in the community included a saw mill, which was the centre of industry in Kaiserville, two blacksmith shops, a carpenter shop, and a wagon shop. The community was gradually turning northward to Edgeley, where a school was opened about 1839, a post office in 1872, and finally a Methodist church in 1877 (*ibid.*).



**Figure 2:** The study area overlaid on the historic map of Township of York North and the Township of Vaughan, County of York, as found in the 1878 *Illustrated Historical Atlas of the County of York, Ontario*.

### 3.2 Municipal heritage inventories and field review

For the purposes of determining the existence of previously identified built heritage features and cultural landscapes within the study area, contact was made with the City of Toronto’s Heritage Preservation Services Department and the City of Vaughan’s Cultural Services Department. The Ministry of Culture’s Ontario Heritage Properties Database was also consulted and additional information was supplied by the Toronto and Region Conservation Authority. Following this, a field review of the study area was conducted in order to identify any previously unidentified heritage features. This field review yielded no additional cultural heritage features.

The following properties (illustrated in Table 1 and Figure 3) are located within the study area and have been indicated as having heritage significance based on their inclusion on municipal heritage inventories and/or their heritage designation under Part IV of the *Ontario Heritage Act*. All of the properties are located within the City of Toronto with the exception of the Beechwood Cemetery on Jane Street and the Black Creek Pioneer Village’s north site (Dalziel property on Jane Street north of Steeles), which are located in the City of Vaughan.

**Table 1 Identified Cultural Heritage Sites within the Study Area**

Feature Type	Site Address	Site Name
CLU 1	7241 Jane Street City of Vaughan	Beechwood Cemetery
CLU 2	1130 Finch Avenue West City of Toronto	Elia Episcopal Church and Cemetery  Constructed in 1901 and designated under Part IV of the <i>Ontario Heritage Act</i> .
CLU 3	Steeles west of Keele Street York University Campus City of Toronto	Jacob Stong House and Barn c. 1854
CLU 4	4700 Keele Street City of Toronto	York University  Although of relatively recent construction, several buildings associated with the original York University Campus have been listed on the City of Toronto’s inventory of heritage properties. They include: Winter’s College (1967), Staecie Science Library (1966), Scott Library (1970), Ross Building (1970), Atkinson College (1966), Tait

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CLU 4 continued		McKenzie Physical Education (1966), Petrie Sciences (1968), Founder's College (1965), Osgoode Hall Law School (1968), McLaughlin College (1969), Farquarson Life Sciences Building (1970), Vanier College (1967), the Behavioural Sciences Building and Lecture Hall One (1966).
CLU 5	1000 Murray Ross Parkway City of Toronto	Black Creek Pioneer Village  A recreation of a 19 <sup>th</sup> century crossroads village comprised of over 40 heritage buildings, including 5 on their original sites. It includes a variety of early, and in some cases rare, examples of 19 <sup>th</sup> century architecture.
CLU 6	7060 Jane Street 7100 Jane Street City of Vaughan	Black Creek Pioneer Village North Site  Comprising five structures designated under Part IV of the <i>Ontario Heritage Act</i> : James Dalziel House John Dalziel House Sawyer's House Robert Nesbitt Sawmill The Dalziel Barn  This cultural landscape also includes a pioneer cemetery, a mill race and the remains of other heritage buildings previously occupying this site.
BHF 1	1725 Finch Avenue West City of Toronto	Northminister Baptist Church c. 1968
BHF 2	York University Campus City of Toronto	Abraham Hoover House 1848 with later additions
BHF 3	York University Campus City of Toronto	Jacob Snider House (Hart House) c. 1830 (relocated)
BHF 4	350 Wildcat Road City of Toronto	Polytarp Plastics Plant c. 1972
BHF 5	330 Wilmington Avenue City of Toronto	Wilmington Park Community Centre c. 1959

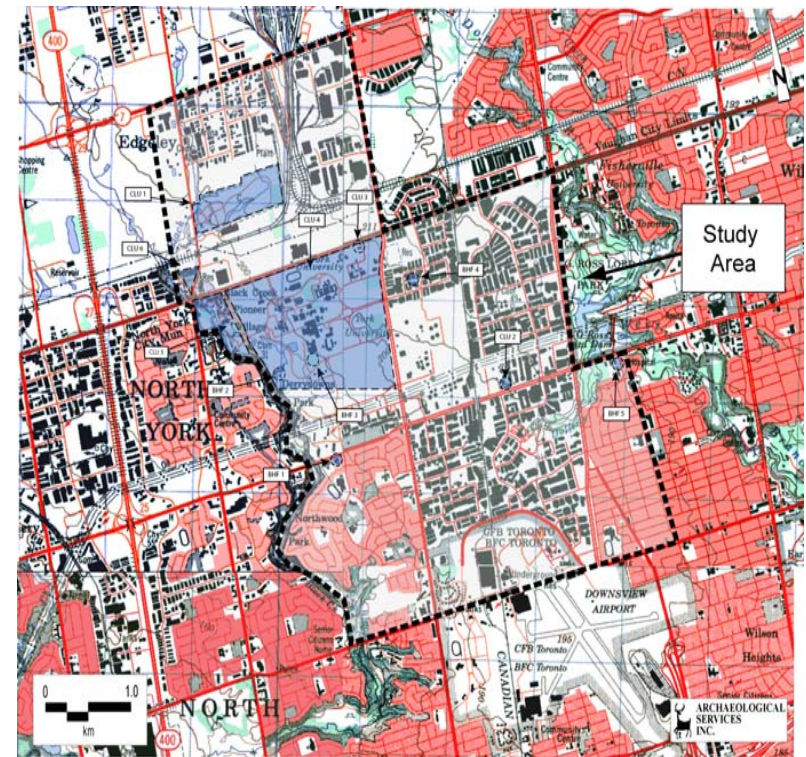


Figure 3: Location of the built heritage features (BHF) and Cultural Landscape Units (CLU).  
 [NTS Sheets 30 M/11 (Toronto), 30 M/12 (Brampton), 30 M/13 (Bolton), 30 M/14 (Markham)]



#### 4.0 PREFERRED ALIGNMENT IMPACT ASSESSMENT

The preferred alignment within the study area follows an alignment from Downsview Station at Sheppard Avenue and Dufferin Streets northwest to Downsview Park and Sheppard West Station. The line continues in a westerly direction then turns to the north, following Keele Street to Finch Avenue and Finch West Station. From Finch West Station, the alignment continues in a northerly direction until it turns northwesterly at the southeast corner of the York University Campus. The line crosses the campus diagonally and includes a York University Station stop near the centre of the campus. From this station the line continues to travel in a northwesterly direction, terminating at Steeles West Station at Steeles Avenue.

The only heritage features that fall within a potential impact zone are on the York University Campus (CLU 4). However, tunnelling beneath the campus will avoid any impacts on identified heritage features.

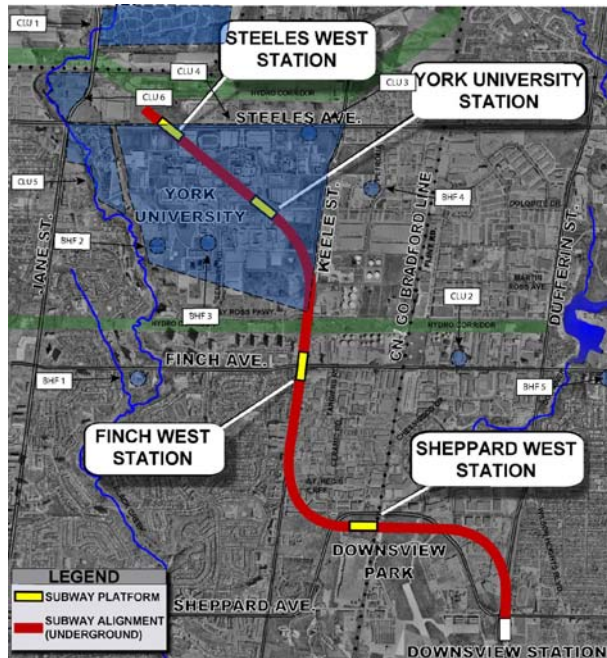


Figure 3: Location of the Built Heritage Features (BHF) and Cultural Landscape Units (CLU).

#### 5.0 CONCLUSIONS

Based on available information, a total of eleven (11) previously identified heritage resources and resource collections were found within the study area (Table 1). They include six (6) cultural landscapes and five (5) built heritage features. No further properties were identified during a field review of the study area.

Significant amongst the identified properties are the Beechwood Cemetery in the City of Vaughan (CLU 1), the Elia Episcopal Church and Cemetery (CLU 2, designated under Part IV of the *Ontario Heritage Act*), and both the north and south sites of Black Creek Pioneer Village in the City of Toronto (CLU 5 and 6, with five designated structures under the Ontario Heritage Act at 760 and 7100 Jane Street).

It was determined that the preferred route will have no impact on identified heritage resources so long as the portion within the York University Campus is contained within a tunnel.

Therefore the following recommendation should be applied during the Detailed Design of the preferred route:

**It is recommended that design and construction activities associated with the Spadina Subway Extension avoid direct and indirect impacts on all previously identified heritage resources. Should the subway design result in any above ground disturbances (either during the period of construction or post construction) further cultural heritage work should be completed in order to assess the impact on any buildings listed on the City of Toronto's heritage inventory and on the York Campus cultural landscape.**

#### 6.0 REFERENCES

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Spadina Subway Extension  
Built Heritage and Cultural Landscape Assessment: Preliminary Existing Conditions  
Downsview Station via York University to Steeles Avenue City of Toronto, Ontario

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Cultural Programs Branch, Archaeology & Heritage Planning Unit) Ministry of Culture,  
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