

Appendix E1 –  
Cultural Heritage Evaluation Report

601 605 607-611 Kingston Rd W

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**CULTURAL HERITAGE EVALUATION REPORT:  
601 KINGSTON ROAD WEST, 605 KINGSTON ROAD WEST AND 607-611 KINGSTON ROAD WEST**

**TOWN OF AJAX, ONTARIO**

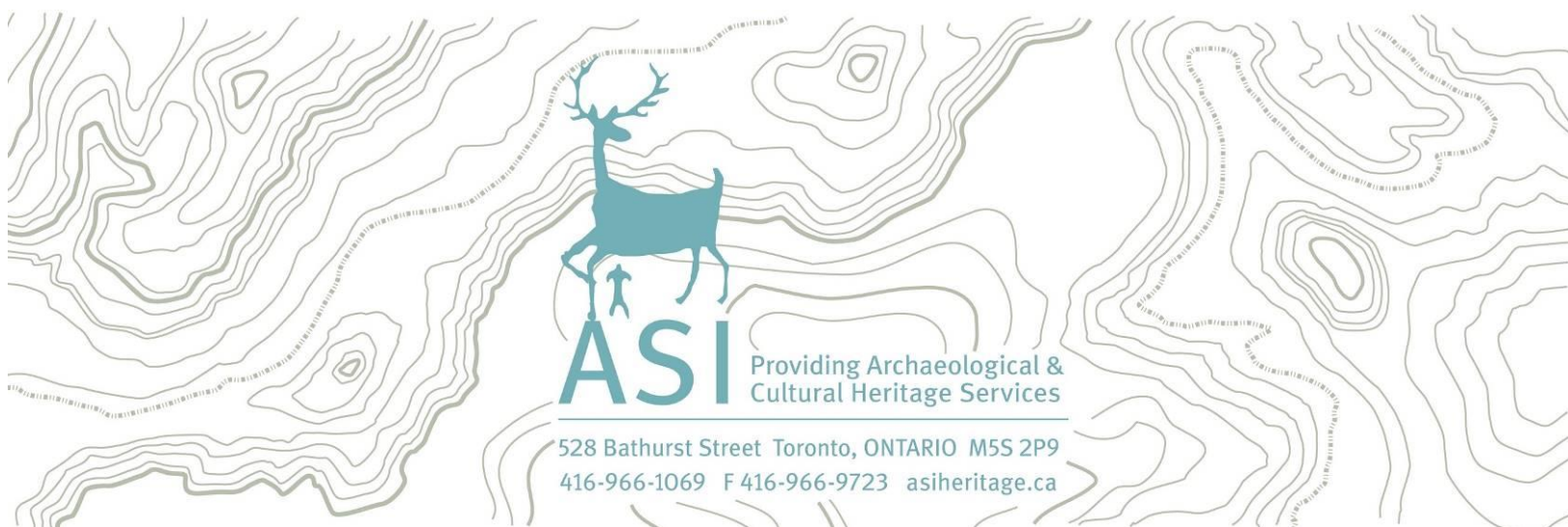
**FINAL REPORT**

Prepared for:

**Parsons**  
625 Cochrane Drive, Suite 300  
Markham, ON L3R 9R9

20CH-136

September 2020 (Revised November 2020 and December 2021; January and February 2022)





Metrolinx acknowledges that it operates on the lands of Indigenous Peoples, including the Anishinaabe, the Haudenosaunee and the Wendat peoples, and that these lands are covered by Treaty.

In particular, we wish to recognize that the proposed work and project study area of the Durham-Scarborough BRT is situated on the treaty territory of the Williams Treaties First Nations, and the Mississaugas of the Credit First Nation, and we acknowledge that the lands are covered by the Gunshot Treaty 1788, the Williams Treaty 1923, and the Williams Treaty Settlement of 2018.\*

Metrolinx has a responsibility to recognize and value the rights of Indigenous Nations and Peoples and conduct business in a manner that is built on the foundation of trust, respect and collaboration. Metrolinx is committed to building meaningful relationships with Indigenous Nations and working towards meaningful reconciliation with the original caretakers of this land. We wish to thank Indigenous Nations for their contributions to these reports.

*\* Notwithstanding the foregoing, nothing in this acknowledgement shall be interpreted so as to indicate Metrolinx's position on any Treaty territory or right.*

## CULTURAL HERITAGE EVALUATION REPORT:

### 601 KINGSTON ROAD WEST, 605 KINGSTON ROAD WEST AND 607-611 KINGSTON ROAD WEST

#### TOWN OF AJAX, ONTARIO

### EXECUTIVE SUMMARY

ASI was contracted by Parsons on behalf of Metrolinx to conduct a Cultural Heritage Evaluation Report (CHER) for three properties along Kingston Road West in Ajax. These properties include 601 Kingston Road West, 605 Kingston Road West and 607-611 Kingston Road West. This CHER is part of the Durham-Scarborough Bus Rapid Transit Project (DSBRT). To date, ASI has completed a Cultural Heritage Report to determine which properties in the DSBRT Project Study Area require assessment for cultural heritage value and interest under Ontario *Regulations 9/06* and *10/06*. These properties were identified as Potential Cultural Heritage Resources in the *Durham-Scarborough Bus Rapid Transit Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment: City of Toronto and Durham Region, Ontario* (ASI, 2021), and as such, a CHER is required to determine if the properties have cultural heritage value or interest under *Ontario Regulations 9/06* and *10/06*. This report satisfies this requirement.

601 Kingston Road West is located in the Town of Ajax. The property is listed on the town of Ajax's Inventory of Non-Designated Heritage Properties. 601 Kingston Road West was evaluated using *Ontario Regulations 9/06* and *10/06* of the *Ontario Heritage Act*. This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Ajax and within the Province of Ontario. This evaluation determined that 601 Kingston Road West meets the criteria set out in *Ontario Regulation 9/06*, which considers the subject structure within the community context. Specifically, 601 Kingston Road West was determined to have design/physical, historical/associative and contextual value. The subject property did not meet the criteria outlined in *Ontario Regulation 10/06*, which considers the subject structure within the provincial context.

605 Kingston Road West is located in the Town of Ajax. The property was identified as a Potential Cultural Heritage Resource in the DSBRT Cultural Heritage Report (ASI, 2021). 605 Kingston Road West was evaluated using *Ontario Regulations 9/06* and *10/06* of the *Ontario Heritage Act*. This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Ajax, and the Province of Ontario. This evaluation determined that 605 Kingston Road West does not meet the criteria outlined in *Ontario Regulation 9/06*, which considers the subject structure within the community context, and does not meet the criteria outlined in *Ontario Regulation 10/06*, which considers the subject structure within the provincial context. As such, 605 Kingston Road is not recommended for further heritage conservation.

607-611 Kingston Road West is located in the Town of Ajax. The property is listed on the town of Ajax's Inventory of Non-Designated Heritage Properties. 607-611 Kingston Road West was evaluated using *Ontario Regulations 9/06* and *10/06* of the *Ontario Heritage Act*. This evaluation was prepared in



consideration of data regarding the design, historical/associative, and contextual values within the Town of Ajax and the Province of Ontario. This evaluation determined that 607-611 Kingston Road West meets the criteria outlined in *Ontario Regulation 9/06*, which considers the subject structure within the community context. Specifically, 607-611 Kingston Road West was determined to have design/physical, historical/associative, and contextual value. The subject property did not meet the criteria outlined in *Ontario Regulation 10/06*, which considers the subject structure within the provincial context.

Property ownership and/or control of 601 Kingston Road West, 605 Kingston Road West and 607-611 Kingston Road West will be confirmed during detailed design.

The following recommendations are proposed for the properties at 601, 605 and 607-611 Kingston Road West:

1. As direct impacts are anticipated to the property at 601 and 607-611 Kingston Road West, a Heritage Impact Assessment (HIA) will be undertaken as early as possible during detailed design, following the Transit Project Assessment Process (TPAP). The HIA will be prepared by a qualified heritage professional in accordance with the Municipal Terms of Reference for HIAs and the *Ontario Heritage Tool Kit* (Ministry of Culture, 2006).
2. Metrolinx Heritage Committee has reviewed the results of the *Ontario Regulations 9/06* and *10/06* evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.
3. The Final CHER will be submitted to municipal heritage staff and the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for their records.



## PROJECT PERSONNEL

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*Senior Cultural Heritage Specialist | Senior Project  
Manager - Cultural Heritage Division*

*Project Manager:*

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Lindsay Graves



## QUALIFIED PERSONS INVOLVED IN THE PROJECT

*Lindsay Graves, MA, CAHP*

*Senior Cultural Heritage Specialist | Senior Project Manager - Cultural Heritage Division*

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Lindsay Graves** (MA, Heritage Conservation), Senior Cultural Heritage Specialist and Assistant Manager with the Cultural Heritage Division at ASI. 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 above ground cultural heritage resources. 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 fulfil Class EA processes and has served as Project Manager for over 100 heritage assessments during her time at ASI. Lindsay is a member of the Canadian Association of Heritage Professionals.

*Kristina Martens, B.A., Dipl. Heritage Conservation*

*Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division*

The Project Manager for this report is **Kristina Martens** (B.A., Diploma Heritage Conservation), who is a Cultural Heritage Specialist and Assistant Manager within the Cultural Heritage Division. She was responsible for the day-to-day management activities, including scoping of research activities and site surveys and drafting of study findings and recommendations. She has ten years of experience in the field of cultural heritage planning and management as a conservator and heritage consultant with Vitreous Glassworks and Taylor Hazell Architects prior to joining ASI in 2018. Kristina brings a cultural landscape focus to the heritage planning process and draws on holistic methods for understanding the interrelationships between natural, built and intangible heritage. Kristina has extensive experience conducting field surveys and heritage analysis, including the comprehensive documentation and evaluation of cultural heritage resources in urban and rural settings. She brings together her experience in research, project management, documentation, built form and spatial analysis, architectural history, and built heritage conservation with the practical application of Ontario Regulation 9/06 and 10/06 of the Ontario Heritage Act and writing statements of cultural heritage value. Kristina is a graduate of the prestigious Willowbank School.

*Laura Wickett, BA (Hon.), Dipl. Heritage Conservation*

*Cultural Heritage Analyst | Project Manager - Cultural Heritage Division*

The Project Manager for the Durham-Scarborough Bus Rapid Transit Project (DSBRT) Cultural Heritage Evaluation Reports is **Laura Wickett** (BA (Hon.), Diploma Heritage Conservation), who is a Cultural Heritage Analyst and Project Manager within the Cultural Heritage Division at ASI. She was responsible for project coordination, scheduling, and stakeholder communication. Trained in the theoretical and



technical aspects of heritage conservation, Laura has five years' experience working in the field of cultural heritage resource management. She began working in ASI's Cultural Heritage Division as a Cultural Heritage Technician in 2017, providing support for a range of cultural heritage assessment reports, including Cultural Heritage Resource Assessments, Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Secondary Plan assessments. She has also contributed to Heritage Conservation District studies, Cultural Heritage Landscape inventories and Heritage Register reviews.





## GLOSSARY

Term	Definition
Built Heritage Resource (BHR)	“...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 <i>Ontario Heritage Act</i> , or that may be included on local, provincial, federal and/or international registers” (Government of Ontario, 2020d, p. 41).
<i>Ontario Regulation 9/06</i> and <i>Ontario Regulation 10/06</i>	The two criteria sets share a requirement to fully understand the history, design and associations of all cultural heritage resources of the properties. The following differences between the two sets of criteria should be noted: <ul style="list-style-type: none"> <li>• <i>Ontario Regulation 9/06</i> requires a consideration of the community context; and</li> <li>• <i>Ontario Regulation 10/06</i> requires a consideration of the provincial context.</li> </ul>
Potential Cultural Heritage Resource	A potential cultural heritage resource is a property that has the potential for cultural heritage value or interest. This can include properties/project area that contain a parcel of land that is the subject of a commemorative or interpretive plaque, is adjacent to a known burial site and/or cemetery, is in a Canadian Heritage River Watershed, or contains buildings or structures that are 40 or more years old (Ministry of Tourism, Culture and Sport, 2016).
Significant	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 <i>Ontario Heritage Act</i> . While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Government of Ontario, 2020d, p. 51).

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## **1.0 INTRODUCTION**

ASI was contracted by Parsons on behalf of Metrolinx to conduct a Cultural Heritage Evaluation Report (CHER) for three properties along Kingston Road West in Ajax. These properties are 601 Kingston Road West, 605 Kingston Road West and 607-611 Kingston Road West (Figure 1 and Figure 2). This CHER is being undertaken as part of the Durham-Scarborough Bus Rapid Transit Project (DSBRT). These properties were identified as potential built heritage resources in the *Durham-Scarborough Bus Rapid Transit Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment: City of Toronto and Durham Region, Ontario* (ASI, 2021) , and were further identified as being directly impacted by the proposed DSBRT Project. As such, a CHER is required to determine if the properties have cultural heritage value or interest under *Ontario Regulation 9/06* and under *Ontario Regulation 10/06*.

The scope of this CHER is guided by the Ministry of Tourism, Culture and Sports' (now administered by the Ministry of Heritage, Tourism, Sport and Culture Industries) *Ontario Heritage Tool Kit* (2006), the Town of Ajax *Official Plan* (2016), and is compliant with the *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (Ministry of Tourism, Culture and Sport, 2014).

Property ownership and/or control of 601 Kingston Road West, 605 Kingston Road West and 607-611 Kingston Road West will be confirmed during detailed design.

### **1.1 Historical Summary**

The three subject properties are historically located in the former Village of Pickering, Township of Pickering, County of Ontario.

#### **1.1.1 601 Kingston Road West**

The building at 601 Kingston Road West was built as a general store for Miles Stanley Chapman in 1921. It was renovated to operate as a post office starting in 1955.

#### **1.1.2 605 Kingston Road West**

Little information is available about the history and ownership of the building at 605 Kingston Road West. It may have been built c. 1940 or c. 1960. Section 7.5.2 provides ownership information for the period after 1957.

#### **1.1.3 607-611 Kingston Road West**

The building at 607-611 Kingston Road West was likely built in c. 1855-1861 by Horatio Leavens. It may have been operated as a staging inn when Pickering Village was a popular stagecoach stop along Kingston Road as the route between Kingston and York (Toronto). From the 1920s to 1950s it was operated as the Eastern House hotel by John T. Stephenson.



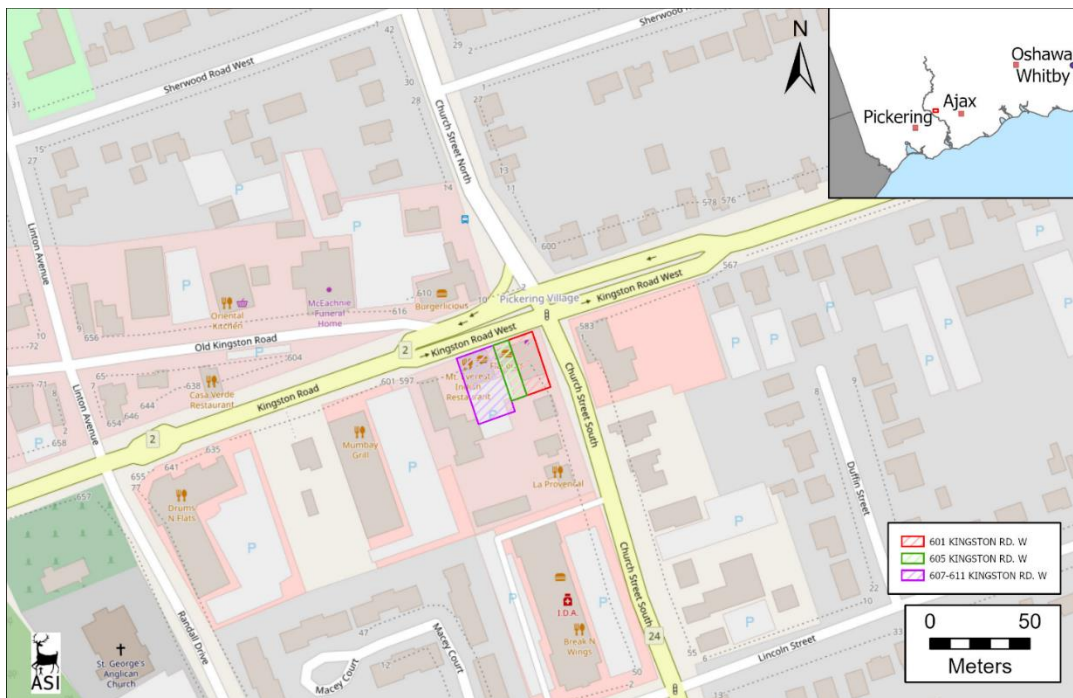


Figure 1: Location of the subject properties within the Town of Ajax.

(CC-BY-SA ESRI Street Maps)

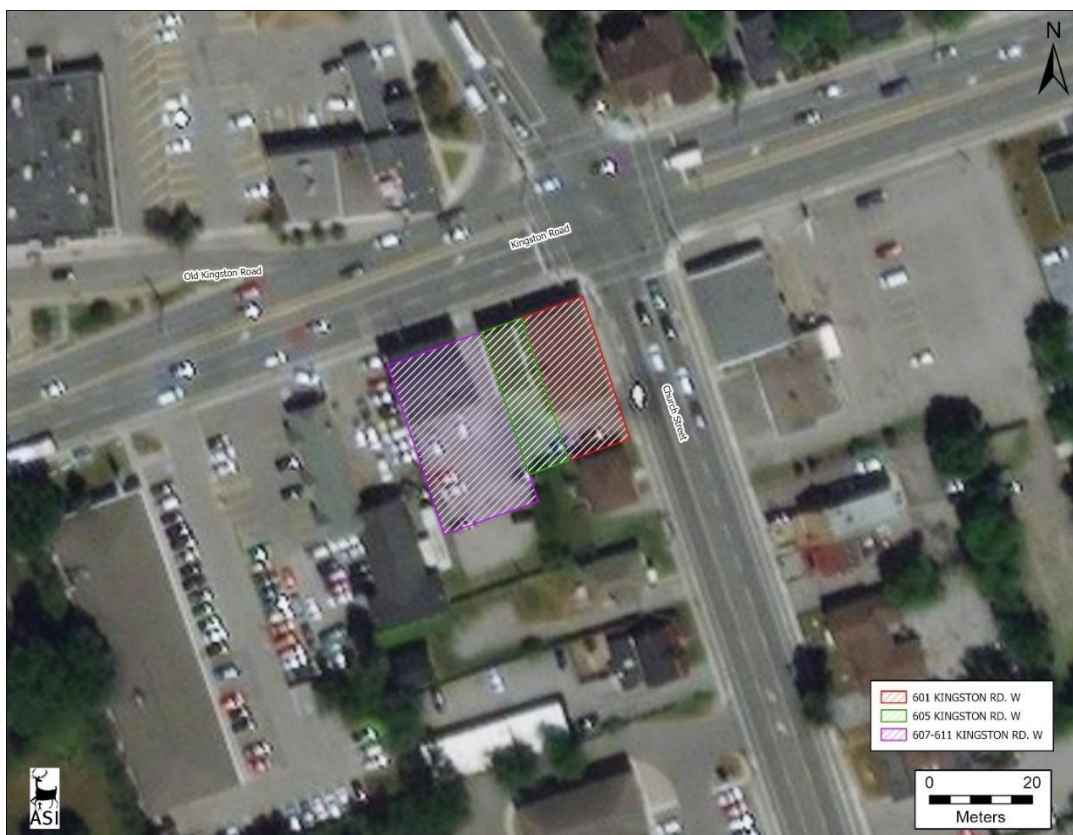


Figure 2: Aerial photograph showing location of subject properties within the Town of Ajax.



## 1.2 Description of Property

### 1.2.1 601 Kingston Road West

The property at 601 Kingston Road West is located on the southwest corner of Kingston Road West and Church Street in the Town of Ajax (historically Lot 15, Concession 1 in Pickering Township, Ontario County). The property contains a commercial building constructed in 1921 (Town of Ajax n.d.) that currently houses two businesses.

The building at 601 Kingston Road West is an altered one-storey commercial building with a rectangular footprint. The original massing of the building is intact but most of the fenestration and exterior finishes have been altered. It is clad in painted brick and has a flat roof with a shingled parapet around the east, south and west elevations. The building has a large, curved overhanging cornice and a large sign band that have been overclad in stucco. The building is not representative of any particular architectural style.



Figure 3: 601 Kingston Road West (building at left), facing south.

### 1.2.2 605 Kingston Road West

The property at 605 Kingston Road West is located on the south side of Kingston Road West, approximately 15 metres west of Church Street in the Town of Ajax (historically Lot 15, Concession 1 in Pickering Township, Ontario County). The property contains a commercial building of unknown construction date that currently houses two businesses.

The property at 605 Kingston Road West is a two-storey commercial building with a rectangular footprint. It has a flat roof with a shallow shingled overhang on the north elevation. The building is clad in contemporary siding and no historical fabric was visible during field review. The foundation was not visible. The building is not representative of any particular architectural style.



Figure 4: 605 Kingston Road West (building at centre), facing southeast.



### **1.2.3 607-611 Kingston Road West**

The property at 607-611 Kingston Road West is located on the south side of Kingston Road West, approximately 28 metres west of Church Street in the Town of Ajax (historically Lot 15, Concession 1 in Pickering Township, Ontario County). The property contains a commercial building constructed c. 1855-1861 which currently houses two businesses.

The building at 607-611 Kingston Road West is an altered two-storey wood frame commercial building with a rectangular footprint and a one-storey rear addition. The massing of the building reflects the Georgian architectural style. The fenestration and exterior features have been altered. It is clad in contemporary siding and has a medium-pitched side gable roof. No historical fabric was visible during fieldwork. The foundation was not visible.



Figure 5: 607-611 Kingston Road East (building at right), facing southeast.

## 2.0 METHODOLOGY AND SOURCES

### 2.1 Legislation and Policy Context

This cultural heritage evaluation considers cultural heritage resources in the context of improvements to specified areas, pursuant to the Ontario *Environmental Assessment Act* (Environmental Assessment Act, R.S.O., 1990). Pursuant to the *Environmental Assessment Act*, applicable infrastructure projects are subject to assessment to determine related impacts on above ground cultural heritage resources (Ministry of Transportation, 2007). Infrastructure projects have the potential to impact cultural heritage resources in a variety of ways such as 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.

The analysis used throughout the cultural heritage resource assessment process addresses cultural heritage resources under other various pieces of legislation and their supporting guidelines:

- *Environmental Assessment Act* (Environmental Assessment Act, R.S.O., 1990)
- *Ontario Heritage Act* (Ministry of Culture, 1990)
- *Standards and Guidelines for Conservation of Provincial Heritage Properties* (Ministry of Tourism, Culture and Sport, 2010)
- *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (Ministry of Tourism, Culture and Sport, 2014)
- *Ontario Heritage Tool Kit* (Ministry of Culture, 2006)
- *Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990) and the 2020 *Provincial Policy Statement* (Government of Ontario, 2020d)

### 2.2 Approach to Cultural Heritage Evaluation Report

The scope of a CHER is guided by the *Ontario Heritage Tool Kit* (Ministry of Culture, 2006), is compliant with the *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (Ministry of Tourism, Culture and Sport, 2014) and municipal Terms of Reference, if available. The Town of Ajax does not have Terms of Reference for the preparation of CHERs.

Generally, CHERs include the following components:

- A general description of the history of the study areas as well as detailed historical summaries of property ownership and building(s) development;
- A description of the cultural heritage landscapes and/or built heritage resources being evaluated as part of this report;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.



Site visits to each of the subject structures were conducted on September 3 and 4, 2020 by Laura Wickett and Kristina Martens, both of ASI. The site visits included photographic documentation of the subject properties from the public right-of-way, as well as photographic documentation of nearby properties for the purposes of comparative analysis.

Using background information and data collected during the site visits, the cultural heritage resources are evaluated using criteria contained within *Ontario Regulations 9/06* and *10/06*. The criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the properties.

## **2.3 Research Limitations and List of Key Sources**

### **2.3.1 Research Limitations**

Research for this report was conducted in August and September 2020, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the restrictions resulting from the Provincial State of Emergency declared on 17 March 2020, the subsequent extensions on 14 April, 9 May, 2 June and 9 July, and the extension of orders under the Reopening Ontario Act on 20 August (Government of Ontario, 2020a, 2020b, 2020c, 2020e, 2020f, 2020g), making all non-digitized archival material largely unavailable for review. Due to this, tax assessment rolls were not accessible for this report. Land abstracts were available online, however some scanned pages were illegible, and some pages and books appeared to be missing, which has left gaps in the land use history.

Additional research was undertaken in January 2022. An attempt was made to access tax assessment rolls on microfilm at the Central Branch of the Pickering Public Library, the microfilm readers were closed off due to renewed COVID-19 restrictions. However, further information regarding the history of the property at 607-611 Kingston Road West was located within the land abstracts and Section 7.4.3 has been updated with a more comprehensive land use history for the property.

### **2.3.2 Key Sources**

Background historical research, which includes the consultation of primary and secondary source documents, photos, and historical mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the study areas. In addition, archival research was undertaken (primarily online) at the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- Records held by the Town of Ajax heritage staff<sup>1</sup>
- Ajax Public Library Digital Archive<sup>2</sup>

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<sup>1</sup> Visited in person September 10, 2020

<sup>2</sup> Consulted August 28, 2020 at <http://images.ourontario.ca/ajax/search>



- Pickering Public Library Local History Collection Digital Archive<sup>3</sup>
- Archives of Ontario<sup>4</sup>
- Library and Archives Canada<sup>5</sup>

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

- The Town of Ajax Heritage Register<sup>6</sup>;
- The Town of Ajax Inventory of Non-Designated Heritage Properties<sup>7</sup>
- The Ontario Heritage Trust's databases available online: Ontario's Places of Worship Inventory; *Ontario Heritage Act* Register (Part IV and Part V Designations); Plaque Database; and Conservation Easement Inventory<sup>8</sup>;
- 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, a searchable on-line register that provides information on historic places recognized for their heritage value at the local, provincial, territorial, and national levels (Parks Canada, n.d.a).

A full list of references consulted can be found in Section 12.0 of this document.

### **3.0 HERITAGE RECOGNITIONS**

#### **3.1 Municipal**

The subject properties at 601 and 607-611 Kingston Road West are listed on the Town of Ajax's Inventory of Non-Designated Heritage Properties (Town of Ajax & Town of Ajax Heritage Advisory Committee, 2018b). 605 Kingston Road West is not listed as a heritage property or designated under Part IV or V of the *Ontario Heritage Act*.

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<sup>3</sup> Consulted August 28, 2020 at <https://corporate.pickering.ca/PLHCWebLink/Welcome.aspx?cr=1>

<sup>4</sup> Consulted August 31, 2020 at: [http://ao.minisisinc.com/scripts/mwimain.dll?get&file=\[ARCHON\]search.htm](http://ao.minisisinc.com/scripts/mwimain.dll?get&file=[ARCHON]search.htm)

<sup>5</sup> Consulted August 31, 2020 at: <http://www.collectionscanada.gc.ca/lac-bac/search/arch>

<sup>6</sup> Consulted August 28, 2020 at: <https://www.ajax.ca/en/play-and-discover/resources/History-Heritage-Archives/Individually-Designated-Properties.pdf>

<sup>7</sup> Consulted August 28, 2020 at: <https://www.ajax.ca/en/play-and-discover/resources/History-Heritage-Archives/Inventory-of-Non-Designated-Heritage-Properties.pdf>

<sup>8</sup> Consulted August 27, 2020 at: <https://www.heritagetrust.on.ca/en/pages/tools/>



### 3.2 Provincial

The subject properties at 601, 605 and 607-611 Kingston Road West are not subject to heritage recognition at the provincial level for the following reasons:

- The subject properties are not Provincial Heritage Properties; and
- The subject properties have not been commemorated by the Ontario Heritage Trust.

### 3.3 Federal

The subject properties at 601, 605 and 607-611 Kingston Road West are not subject to heritage recognition at the federal level for the following reasons:

- The subject properties do not contain a Federal Heritage Building; and
- The subject properties do not contain a National Historic Site.

## 4.0 ADJACENT LANDS

None of the three subject properties is adjacent<sup>9</sup> to a protected heritage property.

## 5.0 SUMMARY OF ARCHAEOLOGICAL ASSESSMENTS

*The Stage 1 Archaeological Assessment - Durham-Scarborough Bus Rapid Transit Project (Former Townships of Scarborough, Pickering and Whitby) City of Toronto; City of Pickering; City of Oshawa; and Town of Ajax; Town of Whitby, Ontario – Existing Conditions* (ASI, 2019) was completed in October 2019. *The Stage 1 Archaeological Assessment Durham-Scarborough Bus Rapid Transit Project Various Lots and Concessions, (Former Townships of Scarborough, Pickering and Whitby) City of Toronto; City of Pickering; Town of Ajax; Town of Whitby; and City of Oshawa, Ontario* (ASI, 2022) was completed in March 2022.

According to the above-noted Stage 1 report (ASI, 2022), the subject properties were found to be disturbed with no potential. These findings are only for the portion of the subject properties which are covered by the Project Study Area and are not an evaluation of the entire property parcel.

In the general vicinity of the subject properties, St. George's Anglican Church Cemetery at 77 Randall Drive in Ajax was identified as a property requiring Stage 3 cemetery investigation within lands 10 metres from the cemetery properties (ASI, 2022).

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<sup>9</sup> The definition of adjacent used here is from the Provincial Policy Statement: "For the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan." (Ministry of Municipal Affairs and Housing). The Town of Ajax Official Plan specifies this definition.



More detailed information about archaeological potential in the study area can be found in the above reports.

## 6.0 COMMUNITY INPUT

### 6.1 Relevant Agencies/Stakeholders

As part of the *Durham-Scarborough Bus Rapid Transit Cultural Heritage Report – Existing Conditions: City of Toronto and Durham Region, Ontario* (ASI, 2021), stakeholder groups were contacted to collect information relating to this project. Heritage staff at the Town of Ajax and relevant agencies were contacted through email in October and November 2019, to confirm the presence of previously identified cultural heritage resources in the study area, and to inquire if there are any ‘in progress’ Part IV or Municipal Heritage Register properties in the study area. Heritage staff at the Town of Ajax were also contacted in August and September 2020 as part of this CHER to request information relating to the subject properties. See Table 1 for a list of organizations contacted and a description of information received.

Table 1: Results of Agency Data Collection

Contact Name/ Position	Organization	Contact Information	Date(s) of Communications	Description of Information Received
Michael Sawchuck Senior Planner	Town of Ajax	<a href="mailto:heritage@ajax.ca">heritage@ajax.ca</a>	September 2019; August, September and October 2020; December 2021	Provided PDF files and paper records regarding the listed properties at 601 and 607-611 Kingston Road West. Noted that 605 Kingston Road West is not listed on the Heritage Inventory primarily due to lack of information about the property. Advised that the Ajax Heritage Advisory Committee be engaged on this project, with Michael Sawchuck as the contact person. Comments on the draft report were received from the Heritage Advisory Committee as well as a historical photograph of the subject properties obtained from the Pickering Public Library. Additional comments on the draft report were received in December 2021.
Gary Muller Director of Planning	Regional Municipality of Durham	<a href="mailto:Gary.muller@durham.ca">Gary.muller@durham.ca</a>	September 2019	Response confirmed that within the Durham Region, heritage recognition is of municipal expertise.

Karla Barboza Team Lead, Heritage	Ministry of Heritage, Sport, Tourism and Culture Industries	<a href="mailto:Karla.Barboza@ontario.ca">Karla.Barboza@ontario.ca</a>	September 2019; 20 and 25 May 2020; and 01 June 2020	Response confirmed that none of the subject properties are provincial heritage properties or adjacent to provincial heritage properties.
Kevin De Mille Heritage Planner	Ontario Heritage Trust	<a href="mailto:Kevin.DeMille@heritagetrust.on.ca">Kevin.DeMille@heritagetrust.on.ca</a>	September 2019	Confirmed that none of the subject properties nor adjacent properties are Trust-owned or subject to OHT conservation easements.
Francis M. Chua	Curve Lake First Nation	<a href="mailto:francis@francischua.com">francis@francischua.com</a>	June 18, 2021	Response noted that the report contains limited context pertaining to Indigenous and Michi Saagiig (Mississauga) presence on the land and contributions to the region's settlement and development of the landscape.

## 6.2 Public Meetings/Public Consultation

This CHER will be made available for public review following the TPAP Notice of Completion in accordance with *Ontario Regulation 231/08*. Consultation with the public regarding the cultural heritage component of the DSBRT project has been undertaken during a series of Public Information Centres (PICs): PIC #2 in November 2019; PIC #3 in September 2020; and PIC #4 in October 2021. Specific design plans pertinent to these properties were presented at PIC #3 and PIC #4.

## 6.3 Agency Review

The draft CHER was submitted to the Town of Ajax and its Heritage Advisory Committee in October 2020. Comments and feedback were received and incorporated into this report in November 2020. Additional comments from the Town of Ajax were received and incorporated into this report in January 2022. The draft CHER was also submitted to the Metrolinx Heritage Committee and the MHSTCI for review and comment, feedback was received in January 2022 and incorporated into the CHER.

## 6.4 Indigenous Nations Engagement

The draft CHER was submitted in April 2021 to the following Indigenous Nations: Alderville First Nation; Beausoleil First Nation; Chippewas of Georgina Island; Chippewas of Rama First Nation; Curve Lake First Nation; Hiawatha First Nation; Huron-Wendat Nation; Kawartha Nishnawbe First Nation; Mississaugas of the Credit First Nation; and Mississaugas of Scugog Island First Nation. Comments were received from Curve Lake First Nation in June 2021. Any additional feedback received has been incorporated into the CHER.

## 7.0 DISCUSSION OF HISTORICAL OR ASSOCIATIVE VALUE





This section provides a brief summary of historical research. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Indigenous land use, and Euro-Canadian settlement.

## **7.1 Indigenous Peoples and Settlement**

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris, 2013).<sup>10</sup> During the Paleo period (c. 11,000 B.C.E. to 9,000 B.C.E.), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have been found at various sites throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo-Indian period groups is very limited (Ellis & Deller, 1990).

Moving into the Archaic period (c. 9,000 B.C.E. to 1,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis et al., 2009; Ellis & Deller, 1990).

The Woodland period (c. 1,000 B.C.E. to 1650 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and between regions (Birch & Williamson, 2013; Dodd et al., 1990; Ellis & Deller, 1990; Williamson, 1990).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the eighteenth century all significantly impacted traditional

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<sup>10</sup> While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.





ways of life in Southern Ontario. Over time, war, disease and colonization efforts, contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries. In many areas, Treaties between colonial administrators and First Nations representatives began to be initiated. Additional colonization practices began, such as the establishment of the *Indian Act* (1876), forced relocation to reserve lands and Indian Residential Schools began. These practices caused irreparable harm and devastation to the fabric of Indigenous society, ways of life and cultural practices.

The Project Study Area is within the Johnson-Butler Purchases and within 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, Mississaugas of Scugog Island First Nation, Beausoleil First Nation, Chippewas of Georgina Island First Nation and the Chippewas of Rama First Nation (Williams Treaties First Nations, 2017).

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

As part of the Johnson-Butler Purchases, the British Crown 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 (Treaty 13, 1805), and continuing east to the Bay of Quinte, where it meets the Crawford Purchase (1783). It was referred to as the “Gunshot Treaty” because it purportedly 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 (Fullerton & Mississaugas of the Credit First Nation, 2015). 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” (Fullerton & Mississaugas of the Credit First Nation, 2015).

However, records of the acquisition were not clear regarding the extent of lands agreed upon (Surtees, 1984, pp. 37–45). To clarify this, in October and November of 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties (Williams Treaties 1923) with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, one of the last substantial portions of land in southern Ontario that had not yet been covered by Treaty (Crown-Indigenous Relations and Northern Affairs, 2013).

In 2018 the Government of Canada reached a settlement with the Williams Treaties First Nations, re-establishing Treaty harvesting rights in the Williams Treaties territories of each of the seven nations.



The Project Study Area is also within the active Rouge River Valley Tract Claim, filed in 2015 by MCFN (Fullerton & Mississaugas of the Credit First Nation, 2015). The Rouge River Valley Tract Claim pertains to the southern portion of the Rouge River Valley watershed, east of the eastern limit of Treaty 13, the Toronto Purchase, extending from the source of the Rouge River in the north to the shore of Lake Ontario in the South. The 1788 Gunshot Treaty included the land encompassed by the Rouge River Valley Tract, however this treaty is considered invalid by the Mississaugas of the Credit First Nation due to an absence of sufficient supporting documentation (Fullerton & Mississaugas of the Credit First Nation, 2015).

The land at the mouth of the Rouge River was included in a list of un-surrendered lands submitted to the Crown by Mississaugas of the Credit Chiefs Joseph Sawyer and Peter Jones in 1847. In 1894 a delegation was sent to Ottawa to further pursue these claims, but matter of the land east of the Toronto Purchase remained unresolved (Fullerton & Mississaugas of the Credit First Nation, 2015).

Although the Rouge River Valley Tract was included in the Williams Treaty of 1923, the Mississaugas of the Credit were not signatories to the Williams Treaty and claim unextinguished title to their traditional territories within the southern part of the Rouge River Valley (Fullerton & Mississaugas of the Credit First Nation, 2015; Mississaugas of the Credit First Nation, 2018).

Additional oral history from CLFN and HWN is included in Appendix A.

## **7.2 Duffins Creek Watershed**

Duffins Creek drains an area of 287 square kilometres, including an east and a west branch of the main creek. Its headwaters are in the Oak Ridges Moraine and the watershed transects the South Slope, Peel Plain, and Iroquois Plain physiographic regions and meets its confluence with Lake Ontario at Squires Beach in Pickering, Ontario. The watershed falls within the municipalities of Durham, York, Ajax, Markham, Pickering, Uxbridge, and Whitchurch-Stouffville. The Duffins Creek Watershed is significant to Indigenous Peoples. It was used for transportation/travel and subsistence activities, and was a vital part of the Indigenous way of life. As this area of Ontario experienced significant settlement and population growth in the nineteenth century to the present, the watershed has degraded over time. At present, approximately 40% of the watershed has natural cover (Toronto and Region Conservation Authority, 2013). In the seventeenth and eighteenth centuries, the French referred to Duffins Creek as the Riviere au Saumon due to the large spawning grounds in the upper reaches of the watershed, however, by the early nineteenth century, settlers' milling activities had severely impacted the salmon population by restricting spawning (Toronto and Region Conservation Authority, 2013).

## **7.3 Euro-Canadian Settlement History**

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



lakeshore and adjacent to various creeks and rivers (ASI 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 following section describes the historical settings of the subject properties within Pickering Village, Township of Pickering.

### **7.3.1 Pickering Township**

Pickering Township was first surveyed in 1791 and designated as Township 8, changed shortly thereafter to Edinburgh. The first Euro-Canadian settler in Pickering is said to have been William Peak, who arrived in 1798 and was reputed to have been a trader with the local Indigenous peoples and interpreter who settled along the shore of Lake Ontario at the mouth of Duffins Creek (Armstrong, 1985; Farewell, 1907). The westerly portion of the township was settled in part by German settlers attracted to the area through the settlement proposal of William Berczy (Farewell, 1907). The remainder of the township was settled by Loyalists, disbanded soldiers, emigrants from the United Kingdom, and a large number of Quakers from both Ireland and the United States (Farewell, 1907). By 1851, Pickering was “one of the best settled townships in the County, and contains a number of fine farms, and has increased rapidly in both population and prosperity, within the last few years” (Smith, 1851). Maps produced later in the nineteenth century (Beers, 1877; Shier, 1860) show the township to be heavily settled and period census returns show that the township contained a wide variety of industries and small businesses as well as husbandmen engaged in mixed agriculture. The township population was 187 in 1809, 375 in 1820, 1,042 in 1828, 3,752 in 1842, and 5,285 in 1901.

The main settlements in Pickering Township were located along Duffins Creek where early mills and various industries utilized the available hydraulic power of this watershed. One of the earliest roads constructed across Pickering was the Kingston Road, built by Asa Danforth in 1796 along the south end of the township near the lake. This road was illustrated on several early township maps. The road network in Pickering developed slowly, and, by 1850, the de Rottenburg map showed just three major north-south arteries between the Kingston Road and Highway 7 (De Rottenburg, 1850).

Pickering Township experienced a decline in population in the rural areas in the early and mid-twentieth century. It generally remained unchanged as a nineteenth-century agricultural landscape north of the lakeshore area, even with some loss of earlier farmsteads. A gradual subdivision of some farmland occurred in the latter half of the twentieth century. The Regional Municipality of Durham, which saw the dissolution of the County of Ontario, was officially declared on January 1, 1974. At the same time the Township of Pickering became the Town of Pickering with the exception of a section in the southeast part and the Village of Pickering that joined the Town of Ajax. Urbanization that began in the southern part of Pickering in the post-Second World War period accelerated and moved northward in the latter part of the century. It continues in the twenty-first century.



### **7.3.2 Duffins Creek/Pickering Village**

The hamlet of Duffins Creek was first established by early Quaker families where the Danforth Road (Kingston Road/Highway 2) crossed Duffins Creek. The creek was renamed after an Irish trader, Duffin, who was active in the area around 1788-1790. The initial settlement was formed between 1801-1807, with a small group of houses located near the Kingston Road Bridge. The earliest settlers included Samuel Hunger and Noadiah Woodruff on Lot 16, Concession 2. The first sawmill and gristmill were built in 1809 on Lot 14, Concession 1 by Timothy Rogers, a Quaker from Connecticut. Settlement in the area progressed slowly. Early attempts at commercial activity failed, largely due to sparse population and insufficient cash crops for trading. A post office was established in 1829, which was officially known as Pickering though the village continued to be called Duffins Creek. The population was estimated in 1846 at 130, with four churches, a grist mill, brewery, tannery, taverns, shoemakers, tailors, blacksmith and a wagon maker. The lack of a good road north prevented it from achieving the growth seen in Markham, Stouffville, Whitby, and Oshawa. (Town of Ajax n.d; Brown 2011).

The main industry in the village was milling, with at least three saw and gristmills operating throughout the 1850s. This industry benefitted from the completion of the Grand Trunk Railway between Oshawa and Toronto in 1856, and the community developed as an important grist-milling and local commercial centre. The village became known as Pickering Village starting in the 1860s. More mills were built through the 1870s and other industries and institutions included the large Pickering Woodworks, and Pickering College, a boarding school built by the Quakers in 1878. Pickering prospered throughout the 1880s and 1890s as a rural commercial and professional centre. Through the railway, it also functioned as a shipping centre for livestock, grain and locally-ground flour. Pickering became a police village in 1900, when its population was estimated at 1,000. Pickering became an incorporated village in 1953 and in 1974 it was amalgamated with the Town of Ajax (Town of Ajax, n.d.d).

The historical main street of Pickering Village is located along Old Kingston Road, which was the main thoroughfare due to the bridge crossing Duffins Creek. Present-day Kingston Road did not have a bridge crossing over the creek until 1970.

### **7.3.3 The Town of Ajax**

Prior to the Second World War, the area that would become Ajax was a mostly rural part of Pickering Township. The Town of Ajax was founded on the site of a former Defence Industries Ltd. (DIL) shell-filling plant. The DIL plant was established in 1940, on an expropriated plot of land more than 28,000 acres in size, from Lake Ontario in the south, to Highway 401 in the north, and bordered by Duffins Creek to the west. The site was chosen as it was removed from immediate proximity with any major settlements, it was well suited for water and sewage infrastructure, and it was situated adjacent to a range of transportation links (train lines, Highway 2, Highway 401, lake access, and nearby airport access). Ajax was named after the British cruiser H.M.S Ajax, which fought in the Battle of the River Plate and was responsible for the scuttling of the German battleship Graf Spee (Barker, 1951; MacDonald, 1995; Mika & Mika, 1977).

Following the end of the war, Ajax was the home to a satellite campus of the University of Toronto. The campus stayed in use until the end of the 1948-1949 session. Following the withdrawal of the University of Toronto from the Ajax site, ownership passed to the Central Mortgage and Housing Corporation



(CMHC). Ajax was to become Canada's first fully planned community, becoming in 1950 an Improvement District Municipality. By 1954, the growing Ajax community successfully petitioned the Ontario Municipal Board for town status (Barker, 1951; MacDonald, 1995; Mika & Mika, 1977).

Large industrial firms were attracted to the new town and drove population growth. In 1973 the Town of Ajax became part of the Regional Municipality of Durham. On January 1, 1974, Ajax annexed part of the Township of Pickering and the Village of Pickering (Barker, 1951; MacDonald, 1995; Mika & Mika, 1977).

#### **7.3.4 Kingston Road**

Kingston Road (Danforth Road, Highway 2, Dundas Street, King Street, Bond Street) began in 1798 when the government at the time hired Asa Danforth to construct a road from York (Toronto) to Kingston. This important transportation corridor was intended to provide an overland military route between Lake Ontario, Lake Saint Clair and Lake Huron. The road was intended to serve a dual purpose – to support settlement in Upper Canada and to deter expansionist American interests. Work on the road commenced in 1793, but the rocky and heavily treed landscape made progress slow and the route was still barely passable when Simcoe returned to England in 1796 (Byers & McBurney, 1982). Eventually, however, Dundas Street served the purpose of supporting settlement in southern Ontario once the colonial government purchased new lands adjacent to it.

In 1799, a portion of the route was completed, from Toronto to Port Hope. The original road was no more than a muddy horse path before it was macadamized in the mid-1800s. The final route between Windsor and the Quebec border was 837 km long. Highway 2 was part of the first 73.5 km stretch to be maintained by the provincial Department of Highways in 1917 and remained an important east-west route for the movement of goods and people between Toronto and Quebec until it was eclipsed by the construction of Highway 401. The route was no longer deemed a provincial highway in 1998 (Ontario Ministry of Transportation and Communications, 1984).

In Pickering Village, Kingston Road (now called Old Kingston Road) historically curved north to allow for a crossing of Duffins Creek as there was no crossing at the straight road allowance (now called Kingston Road). A bridge was built over the creek at present-day Kingston Road in 1970, removing through traffic from Old Kingston Road (Carter & Oberst, 2013a).

### **7.4 Review of Historical Mapping**

The 1860 Tremaine's Map of Ontario County, the 1877 Illustrated Historical Atlas of the County of Ontario and the 1891 Fire Insurance Plan of Pickering (Figure 6, Figure 7 and Figure 8) were reviewed to determine the historical setting of the three subject structures in the nineteenth century. It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.



The 1860 Tremaine map (Shier, 1860) illustrates the extent of Duffins Creek within Pickering Township. Kingston Road, Church Street and Duffins Creek are depicted in their current alignment.

The 1877 illustrated atlas map of Duffins Creek (Beers, 1877) shows the village lots within Duffins Creek. Kingston Road is labelled as a “Concession Allowance” and the land along it has not yet been fully subdivided into village lots. Village Lot 1, Concession 1 contains what would become the three subject properties. Narrower lots are illustrated along Old Kingston Road, where the main street was located. Some lots are illustrated with black squares which likely indicate buildings, however given the history of Pickering Village there were likely buildings on many more village lots than is depicted on this map.

The 1891 Fire Insurance Plan of Pickering [Village] (Goad, 1891) shows a two-storey frame building marked “Furn’e” [Furniture] in the location of 601 Kingston Road West. A one-and-a-half-storey building marked “H.W.” [Hardware] is depicted in the location of 605 Kingston Road West. A two-storey building with a one-and-a-half storey rear section is depicted in the location of 607-611 Kingston Road West. The western side of the building is marked “S” for Store.

In addition to nineteenth-century mapping, historical topographic mapping and aerial images from the twentieth century were examined. These do not represent the full range of maps consulted for the purpose of this study but were judged to cover the full range of land uses that occurred in the area during this period. This report presents maps and aerial photographs from 1917, 1930 and 1954 and 1973 (Figure 9 to Figure 12).

The 1917 topographic map (Department of Militia and Defence, 1917) shows the main intersection of Pickering Village (Church Street, Kingston Road and Old Kingston Road) with development along these streets. The map distinguishes between wood frame buildings (black squares) and brick or stone buildings (red squares). Wood frame buildings are depicted in the location of the subject properties. Kingston Road is shown terminating east of Duffins Creek and Old Kingston Road is shown crossing the creek. The 1930 topographic map (Department of National Defence 1930) depicts further development around the intersection, particularly on Church Street South. This map does not distinguish between wood frame, brick and stone buildings. The 1954 aerial photograph (Hunting Survey Corporation Limited 1954) depicts much the same conditions and shows the gradual expansion of streets near the main intersection. The 1973 topographic map (Department of Energy, Mines and Resources 1973) shows the urban area had continued to expand, particularly to the southeast. A “P” indicating a post office is located next to the subject properties – likely referring to 601 Kingston Road West which operated as a post office after 1955.





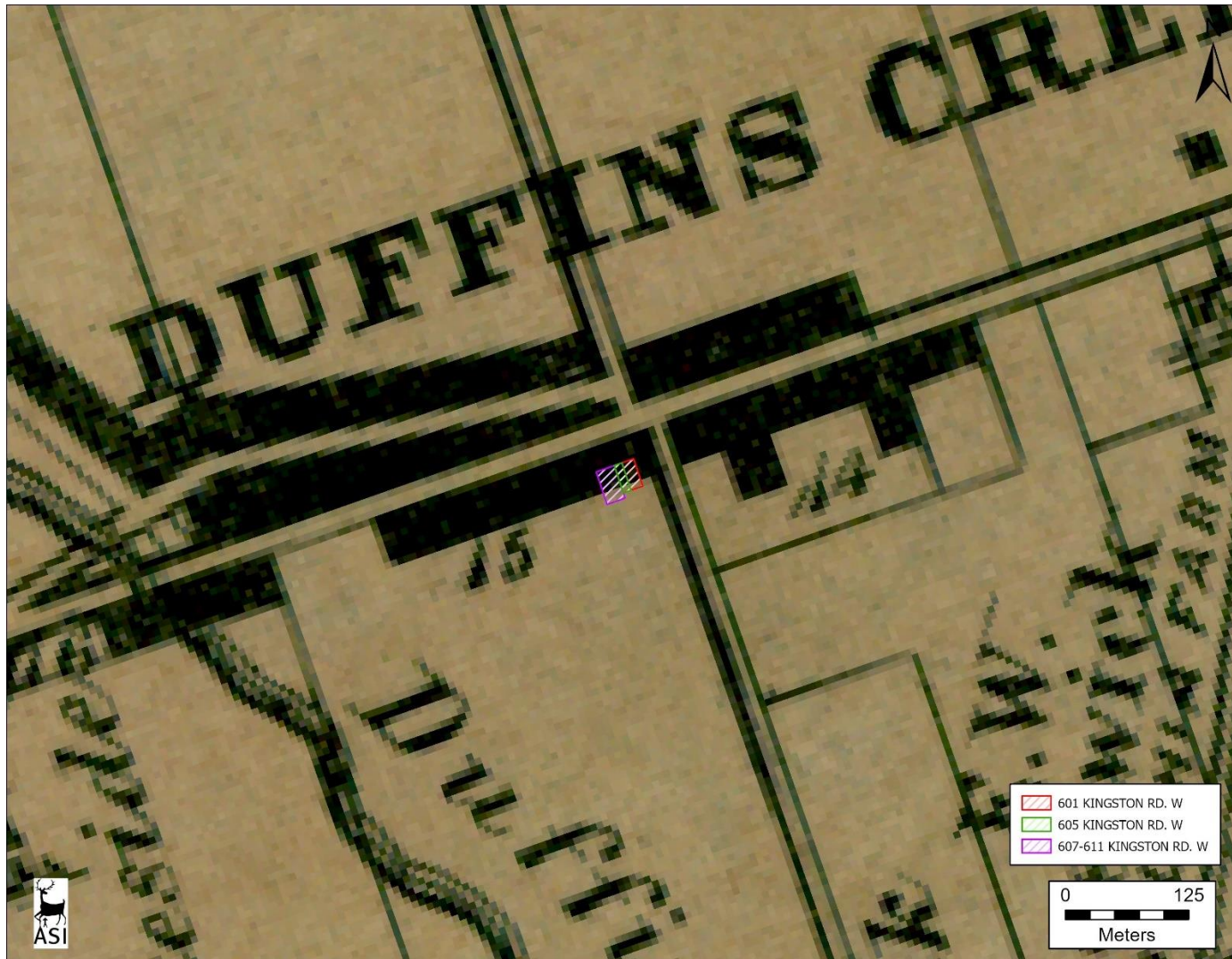


Figure 6: The location of the subject properties overlaid on the 1860 Tremaine's Map of the County of Ontario.

Source: Tremaine's Map of the County of Ontario (Shier, 1860)



Figure 7: The location of the subject properties overlaid on the 1877 map of Duffins Creek from the Illustrated Historical Atlas of Ontario County.

Source: Illustrated Historical Atlas of Ontario County (Beers, 1877)



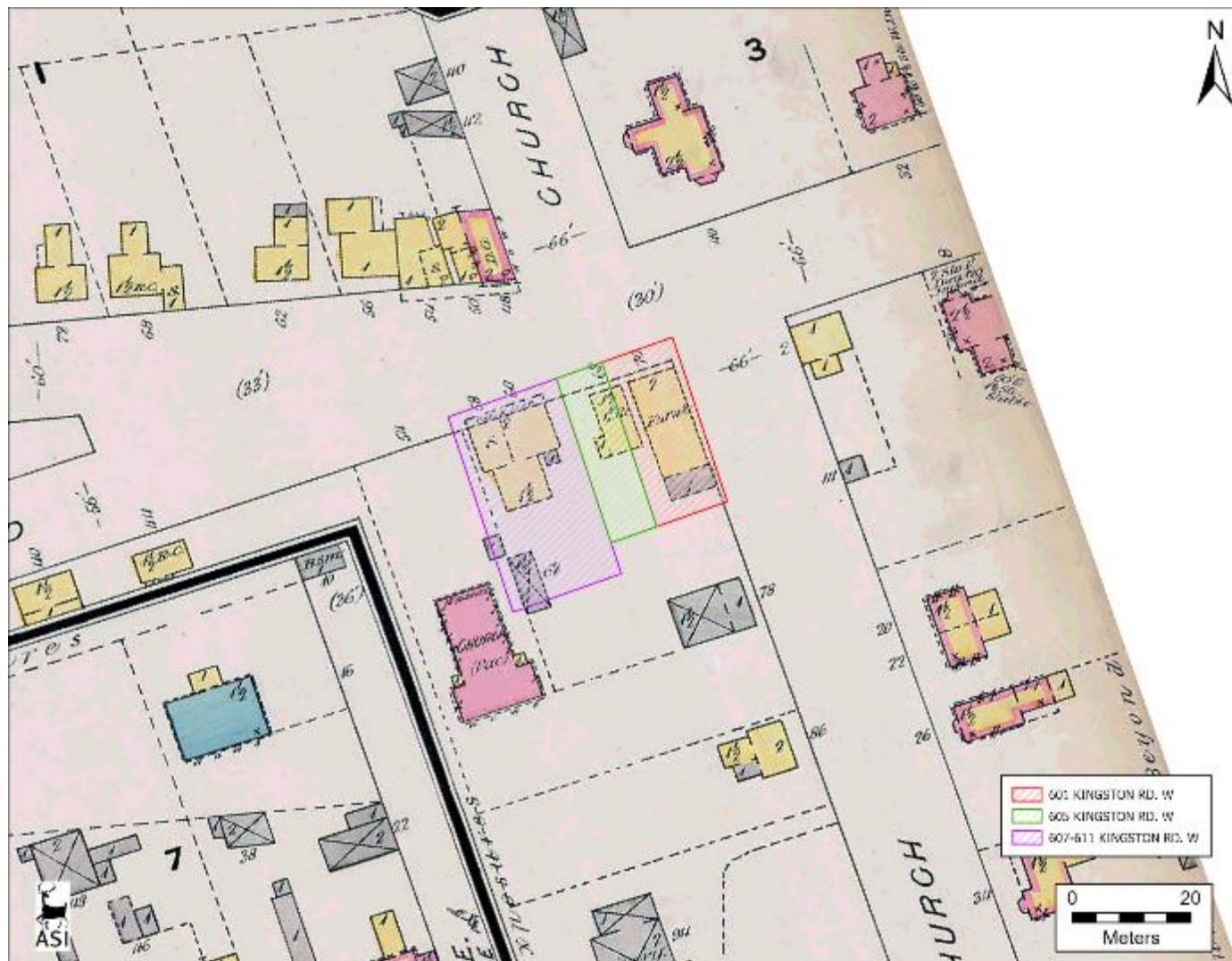


Figure 8: The location of the subject properties overlaid on the 1891 Fire Insurance Plan of Pickering, Ont.

Source: Fire Insurance Plan of Pickering, Ont (Goad, 1891)

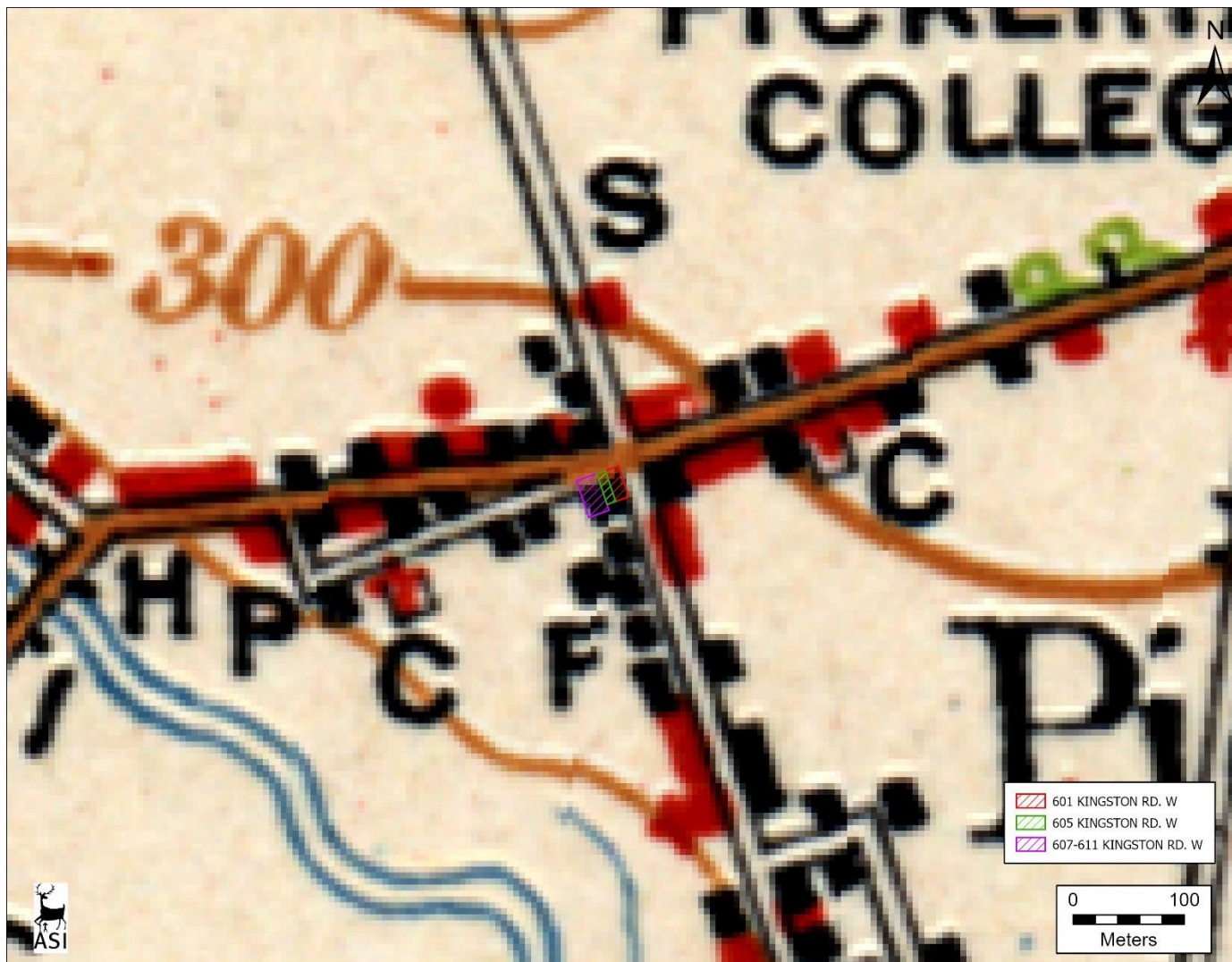


Figure 9: The location of the subject properties overlaid on the 1917 topographic map.

Source: (Department of Militia and Defence, 1917)





Figure 10: The subject properties overlaid on the 1930 topographic map.

Source: Department of National Defence 1930



Figure 11: The location of the subject properties overlaid on the 1954 aerial photograph.

Source: Hunting Survey Corporation Limited 1954



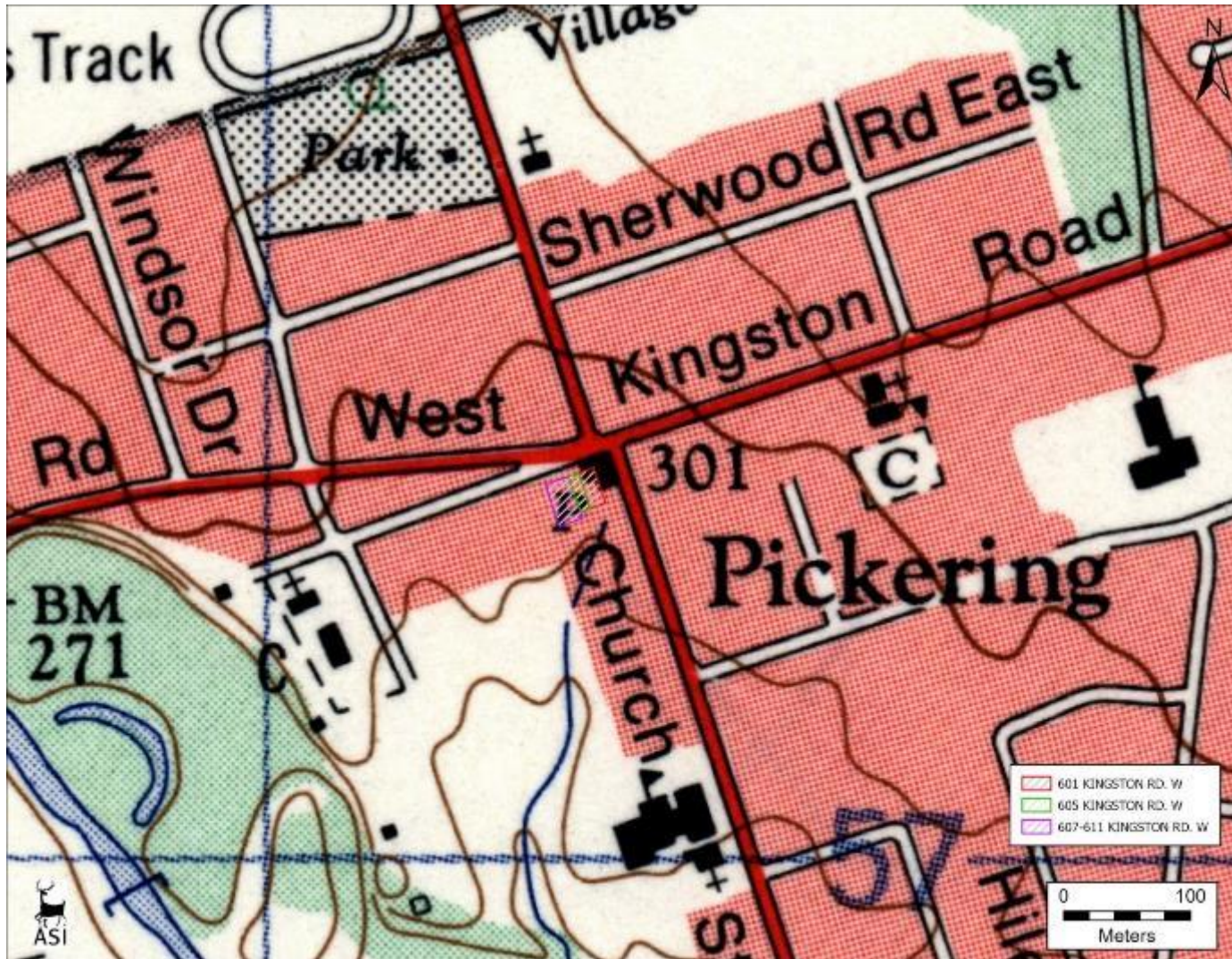


Figure 12: The location of the subject properties overlaid on the 1973 topographic map.

Source: Department of Energy, Mines and Resources 1973

## 7.5 Land Use History

The subject properties are located on the northeast corner of Lot 15, Concession 1 in the former Township of Pickering. The Toronto and Region Conservation Authority explains the early history of the lot:

“According to the Land Abstract Index for Lot 15, Concession I, the patent for this lot was granted to George Munro on June 1, 1848, apart from 17 acres which were patented to the Toronto Church Society on August 29, 1845. Munro sold the south 100 acres of this lot to William Cowan in March 1853 who then sold to William Dunbar by 1877. Munro sold the north 83 acres to William Hartrick in September 1850 who willed it to his son, James, in 1874. Both William Hartrick and his son subdivided their part of the lot into smaller parcels ( $\frac{1}{4}$ ,  $\frac{1}{2}$  and  $\frac{3}{4}$  acre parcels) starting as early as 1854, and the names of some of these small lot owners were Edward Galloway, Horatio Leavens, John Gordon, M. Clary, Rachel Webb and Moses Smith. One acre was deeded to the Roman Catholic Church in 1861 and another parcel for the use of a school in 1865. James Hartrick continued to occupy this land until the 1890's” (TRCA, 2019).

The subsequent division of Lot 15 and full chains of ownership for all three subject properties are not clear at this time. The scanned parcel register, available at Onland.ca is partially illegible and some pages and books appeared to be missing, which has left gaps in the land use history. It appears that the Municipal Plan of Duffins Creek (Plan 11) was filed August 28<sup>th</sup>, 1869. County directories, census records, historical mapping and local history publications were cross-referenced in an attempt to establish the chain of ownership. Further information regarding the history of the property at 607-611 Kingston Road West was located within the land abstracts in January 2022, and Section 7.4.3 has been updated with a more comprehensive land use history for the property.

The parcel register notes that Lot 15, Concession 1 was the “Church Lot”. St. George’s Anglican Church (77 Randall Drive) was built in 1856 to the west of the subject properties. This church is marked on historical mapping.

### 7.5.1 601 Kingston Road West

The Heritage Inventory Sheet for this property notes that the store at 601 Kingston Road West was built in 1921 by Miles Stanley Chapman and that he was the great grandson of the local Chapman settlers who were a prominent family in the village’s history. The book *Past Years in Pickering* gives the names of the Chapman settlers, Joseph and Sarah, who came to Pickering Village around 1810, and their children, however no further information has been found regarding their significance in the community. Miles S. Chapman is listed as a hardware merchant c. 1911 in Pickering Village. The *Past Years in Pickering* also lists M.S. Chapman as a Village Trustee, serving sometime between 1900 and 1911 (Wood, 1911). The 1901 census notes that Miles Chapman was a single 22-year-old general store clerk (Ancestry.com, n.d.). Research on file with the Town of Ajax notes that Miles Chapman was also a Clerk of Session for the local United Church and was a member of the school board. Chapman worked for Dickies in the 1890s. In 1904 he purchased the store owned by the Balsdons (location unknown); after which he took over Dickie & Chapmans (location and date unknown) before building the subject property as a general store in 1921. The building was owned by Chapman until 1955. It was subsequently renovated to become the Pickering Post Office (Town of Ajax, n.d.c).



A building is shown in the location of this property on historical mapping prior to 1921, however this is not the subject building on the property based on the 1891 Fire Insurance Plan and the known construction date of the subject building.

The parcel register shows that in 1968 the subject property was granted by Edith Chapman (executrix of the estate of Miles Chapman) to Douglas A. Clark. That same year Clark granted the property to Eric and Megan Whomsley, who owned the property until 1987, when it was sold to David Dennison, Shelley Kerr-Dennison, Thomas Dennison and Michael Naimenko.

### **7.5.2 605 Kingston Road West**

No information is known at this time about the ownership or history of the property prior to 1957. Heritage staff at the Town of Ajax noted that some records indicate a c. 1940 construction date and others indicate a c. 1960 construction date. A building is shown in the location of this property on historical mapping prior to 1940, however based on the historical mapping review this does not appear to be the subject building.

The parcel register shows that in 1957 Charles R. Hutchings arranged a "Home and store lease" to "Ontario --- (unclear) Health --- (unclear)" however the full name of the tenant is illegible. In 1974 Charles and Mary Hutchings sold the property to Prepared Realty Estates. In 1975 the property was sold to Paul Katsoras, who granted the property to Herminia Handulong Veale in 1986. In 1988 Veale granted the property to John Veale.

### **7.5.3 607-611 Kingston Road West**

The Heritage Inventory Sheet for this property notes that it was built in 1880 as a staging inn when Pickering Village was a popular stagecoach stop along Kingston Road. Kingston Road was the key route between Kingston and York (Toronto) and formed part of a continuous transportation route connecting Windsor to Quebec that became known as Highway 2. The use of this route by stagecoaches led to the proliferation of hotels, taverns and staging inns along it, so that horses could be changed every few miles, depending on the condition of the road. Staging inns were located at stagecoach stops along Kingston Road and offered food and lodging for the driver and passengers of the stagecoach and blacksmith service for the horses. Following the arrival of the Grand Trunk Railway in Pickering Village in 1856, staging inns along Kingston Road became obsolete (MacDonald, 1995). The sheet notes that very little is known about its history but that its architecture suggests it may be older than the 1880s construction date listed (Town of Ajax, n.d.b).

In 1848, a patent for 200 acres on Lot 15, Concession 1 was allocated to George Munro (TRCA, 2019). In 1850, Munro sold the north 83 acres to William Proudfoot. Five years later, in 1855, Proudfoot sold these 83 acres to William Harbrick. Later that year, Harbrick sold a half-acre parcel on the "N.E. Corner" of Lot 15 to Horatio S. Leavens (OLRA, n.d.a).

The 1851 census (Library and Archives Canada, 1851) lists H.S. Levens and Zilla Levens as living in a single-storey frame house in Markham Township, York County. He is listed as a shoemaker. They likely moved from Markham to the subject property soon after purchasing it in 1855 because the 1861 census (Library and Archives Canada, 1861) notes that Horatio Leavens was a shoe maker and tanner who lived in a two-storey frame building with another family belonging to his brother Byron Leavens who was also





a shoemaker. According to the census, Leavens owned a half-acre of land, which corresponds with the abstract information above.

Horatio Leavens (1821-1865) was born in Canada West and was a member of the Church of Scotland. He was 39 years old at the time of the census, married to 34-year-old Zillah (1827-1911), also born in Canada West and a member of the Wesleyan Methodist Church. The couple had four children living with them as well as another shoemaker named Henrich Miller, a native of Hamburg (Germany). The family, along with Byron Leavens and his wife Harriet and their two children (as well as a servant and a labourer), were all occupying a two-storey frame structure (Library and Archives Canada, 1861). This is likely the subject building, meaning its date of construction was likely between 1855 and 1861. It is unknown if the ground floor was the location of the shoemaking operation at this time.

Horatio Leavens died in 1865, and it is likely that the property's ownership, including the subject building, was taken over by his brother William W. Leavens. It is unknown if William Leavens lived in the subject building, nor is it known if the building was operating as a hotel at this time. If so, it was likely not by members of the Leavens family, as both the 1869-70 Conner and Coltson directory and the 1869 Province of Ontario Gazetteer and Directory only list two hotel keepers in Duffins Creek, namely a Richard Leonard and an Andrew Mason (Anderson, 1869; Conner & Coltson, 1869). There are two Leavens listed, namely Byron W., a Gentleman, and Mrs. Clara, a farmer.

In 1880, the property was still under the ownership of someone with the surname Leavens, though the first name is illegible (OLRA, n.d.b). This person arranged a mortgage with Jane Smart for the half-acre property (OLRA, n.d.b). There is a connection between Jane Smart and Daniel Leavens, brother of Horatio and William. The 1871 census (Library and Archives Canada, 1871) lists Daniel Leavens as a 38-year-old farmer, married to 25-year-old Jane. The couple had one 10-year-old daughter living with them, as well as a 79-year-old widow named Jane Smart. By the time of the 1881 census (Library and Archives Canada, 1881), Daniel Leavens was now 60 years old and married to 35-year-old Jane and was living with four daughters and one son, as well as an 88-year-old widow named Jane Smart.

In 1885, William W. Leavens sold the property to his brother Daniel Leavens (1820-1888) (OLRA, n.d.b). He had married Mary Williamson Leavens in 1857, but following her death in 1868, he remarried, this time to Jane Hawkins (1847-1917). Together, Daniel and Jane Leavens had six known children (Find A Grave, 2014). Their eldest, Jane Elizabeth Marian Leavens, married Reverend William Alfred Bunner in 1893. It seems most likely that Elizabeth Bunner inherited the property following her father's passing in 1888, because, she appears to be the one to sell the property to her mother Jane Leavens in 1900 (OLRA, n.d.b).

The 1911 census (Library and Archives Canada, 1911) shows Jane, now Jane Hartrick and married to William Hartrick, living on Lot 15, Concession 1 (though the exact address is unknown) and no occupation is listed for either of them.

Around 1912, there is an agreement reached between what may be the estate of Daniel Leavens and a man Thomas Walsh, who takes over ownership of the subject property (OLRA, n.d.b). In 1920, Walsh divided the lot. He sold a portion to William G. Gerow for \$350 but sold the subject building for \$3200 to John T. Stephenson (OLRA, n.d.b).





Stephenson seems to have owned and operated the building until 1958. During that time, the building was called the Eastern House, which was described in 1970 as “a one-time hotel and a very old building” (Corporation of the Village of Pickering, 1970, p. 92). In 1921 Stephenson had a cement foundation and floor installed under the verandah (“Localisms,” 1921). Stephenson opened a gas station as part of his business in 1925 (“Localisms,” 1925) and the Eastern House was also a restaurant/ice cream shop from at least the mid-1920s (“Localisms,” 1927). Between at least the early 1930s and the late 1940s, the Eastern House was also the location of a daily Gray Coach Lines stop between Toronto and Pickering and for other Gray Coach Line routes.

In 1958 John T. Stephenson sold the property to Wilfred Matthew Hunt. In 1970 it appears that Marjory A. Hunt acquired the property. Hunt sold it to Murray McCullough in 1972. In 1977 McCullough sold the property to Roland Simons. In 1986 Simons sold it to Nelson Elwood Westlake, who sold it to George Henry Dagg in 1987.

## **8.0 DISCUSSION OF DESIGN AND PHYSICAL VALUE**

### **8.1 Physical Characteristics**

The descriptions and discussion of design and physical value of the buildings is limited to the exterior features. The buildings were not entered during field review due to ASI’s safety protocols related to the COVID-19 pandemic quarantine restrictions in place in the Province of Ontario at the time which did not allow for interior access to occupied buildings. Interior photos of the buildings have been requested from the property owners but were not yet received at the time of report submission<sup>11</sup>.

Photographic plates (Plate 1 to Plate 13) are provided in the sections below, following the description of each property. Unless otherwise stated, all photographs were taken by ASI in September 2020. One historical photograph of the properties has been located (Figure 13). The c. 1930s photograph shows the buildings at 601 and 607-611 Kingston Road. The building at 605 Kingston Road was not yet built. The photograph shows the building at 607-611 Kingston Road is the two-storey building at the right side of the frame, with a second-storey balcony and brick chimney. The one-storey building at the centre of frame is 601 Kingston Road, behind a hydro pole.

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<sup>11</sup> With the approval of Metrolinx, on September 10, 2020 letters addressed to the property owners were hand-delivered to the subject properties with a request for interior photos and a guide to taking interior photos. No responses or photographs were received from the property owners at the time of report submission.



Figure 13: Looking southeast along Kingston Road, with 601 Kingston Road at centre and 607-611 Kingston Road West at right, c. 1930s (Michael Sawchuck, Town of Ajax/Pickering Public Library).

#### **8.1.1 Commercial Building Type in the Early Nineteenth Century to Mid-Twentieth Century**

Buildings constructed for commercial uses in the early to mid-nineteenth century were generally constructed of wood with masonry becoming increasingly popular in the later parts of the century to protect properties against fire. Early commercial buildings took the form of residential properties with one to two storey height, simple massing and gable roofs. Commercial buildings were used as general stores, which offered a broad variety of goods for sale, hardware stores, banks, and other business which supported the community. As the century progressed commercial buildings were increasingly constructed as “blocks” where a single building would have several small narrow storefronts and an overall cohesive design. The buildings were more typically masonry construction, two to four storey in height with flat roofs. The buildings typically filled the property parcel and sat directly at the sidewalk. The commercial function was expressed through large, glazed storefront windows to allow for the display of goods. These buildings also began to incorporate other functions on upper storeys such as office or residential uses. This building form allowed for a greater concentration of commercial activities within a small core area of a village or town. In these downtown areas, building patterns such as blocks or narrow multi-storey buildings persisted into the twentieth century. As population centres grew in the late nineteenth century and residential neighbourhoods grew out from downtowns, small commercial buildings were established on the highly visible corners and generally specialized in the sale of grocery items (ASI, 2019).

During the beginning of the twentieth century, as automobile ownership became widespread, commercial development patterns adjusted to accommodate the increasingly mobile population. Post-war suburbanization further impacted this trend, and new commercial development, in the form of shopping centres and strip malls, began to be located on the periphery of communities or along major

thoroughfares. With this came a shift towards lower density developments surrounded by surface parking. The building forms became lower, often just a single storey, with larger footprints. These buildings continued to have large, glazed windows for the display of goods. Building construction mirrored that of other types with a broader range of construction materials being incorporated such as steel, aluminum and plastic (ASI, 2019).

### **8.1.2 601 Kingston Road West**

The property at 601 Kingston Road West is located on the southwest corner of Kingston Road West and Church Street in the Town of Ajax (historically Lot 15, Concession 1 in Pickering Township, Ontario County). The property contains a commercial building constructed in 1921 (Town of Ajax, n.d.a) that currently houses two businesses.

The building at 601 Kingston Road West is an altered one-storey commercial building with a rectangular footprint. The original massing of the building is intact but most of the fenestration and exterior finishes have been altered. It is clad in painted brick and has a flat roof with a shingled parapet around the east, south and west elevations. The building has a large, curved overhanging cornice and a large sign band that have been overclad in stucco. The form of the parapet, cornice and sign band appear to be original (See Figure 13). The building is not representative of any particular architectural style.

The north (front) elevation of the building (Plate 1) fronts onto Kingston Road West and contains the storefronts and main entries to two businesses. The original symmetrical three-bay design of the storefront is still visible, with a large window flanking either side of a narrower central window opening, suggesting the original location of the main entryway as shown in Figure 13. Vertical panels of brick cladding separate the central window from the side windows and the brick here has a curved edge (Plate 2). The window openings feature contemporary plate glass windows and a contemporary glass door has been added to each window opening. The foundation was not visible.

The east elevation of the building (Plate 3) fronts onto Church Street. It features a large store window at the north end, responding to the location of the building on a street corner. A small window below the sign band is located near the centre of the elevation. These windows are contemporary replacements however some of the earlier wood window frames appear to remain. Another large window is located at the south end of the elevation which appears to be original. It is a one-over-two fixed window with a leaded glass design on the top light which features the name “Chapman”, who was the store’s original owner (Plate 4). All windows on this elevation have simple brick sills. An area of replacement brick is visible between the two rear windows, with its shape suggesting a former entrance.

The south (rear) elevation of the building (Plate 5) contains two doorways accessed by a low platform and two small windows located underneath the cornice, which appear to be replacements. A paved driveway and parking lot is located south of the building.

The west elevation was not visible due to its proximity to the building at 605 Kingston Road West.







Plate 1: North elevation of 601 Kingston Road West.

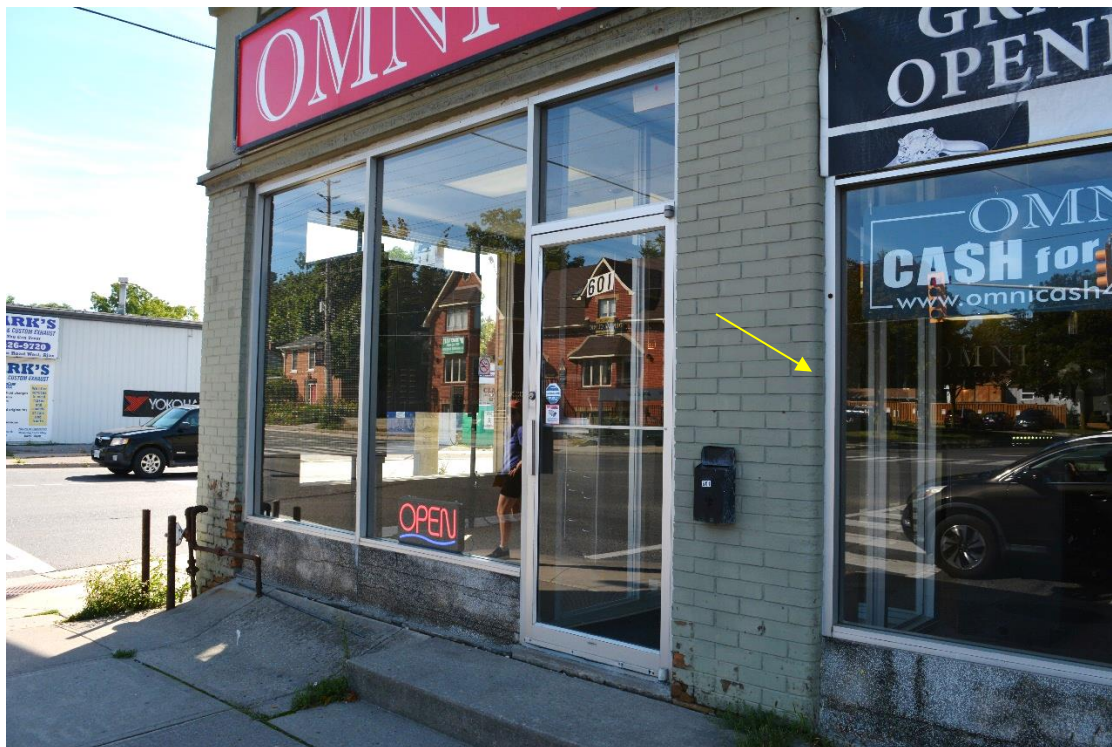


Plate 2: Detail of north elevation showing windows. The yellow arrow indicates the location of the curved brick edge.





Plate 3: East elevation of 601 Kingston Road West.



Plate 4: Window at rear of east elevation featuring leaded glass and the name "Chapman".



Plate 5: South elevation of 601 Kingston Road West.



### **8.1.3 605 Kingston Road West**

The property at 605 Kingston Road West is located on the south side of Kingston Road West, approximately 15 metres west of Church Street in the Town of Ajax (historically Lot 15, Concession 1 in Pickering Township, Ontario County). The property contains a commercial building likely constructed c. 1940 to 1954 that currently houses two businesses.

The property at 605 Kingston Road West is a two-storey commercial building with a rectangular footprint. It has a flat roof with a shallow shingled overhang on the north elevation. The building is clad in contemporary siding and no historical fabric was visible during field review. The foundation was not visible. The building is not representative of any particular architectural style.

The north (front) elevation (Plate 6 and Plate 7) has contemporary plate glass windows and a glass door on the first storey, as well as a door to access the business located on the second storey. A large restaurant sign is located between the first and second storeys. The second storey has two contemporary slider windows with decorative shutters.

The west elevation (Plate 8) has a number of small contemporary windows on both storeys. The windows on the second storey have an irregular configuration.

The south (rear) elevation was not clearly visible from the public right-of-way but appears to have one door each on the first and second storeys. A parking lot is located to the south of the building, with an access driveway to the east of the building.

The east elevation was not visible due to its proximity to the building at 601 Kingston Road West.



Plate 6: North elevation of 605 Kingston Road West.

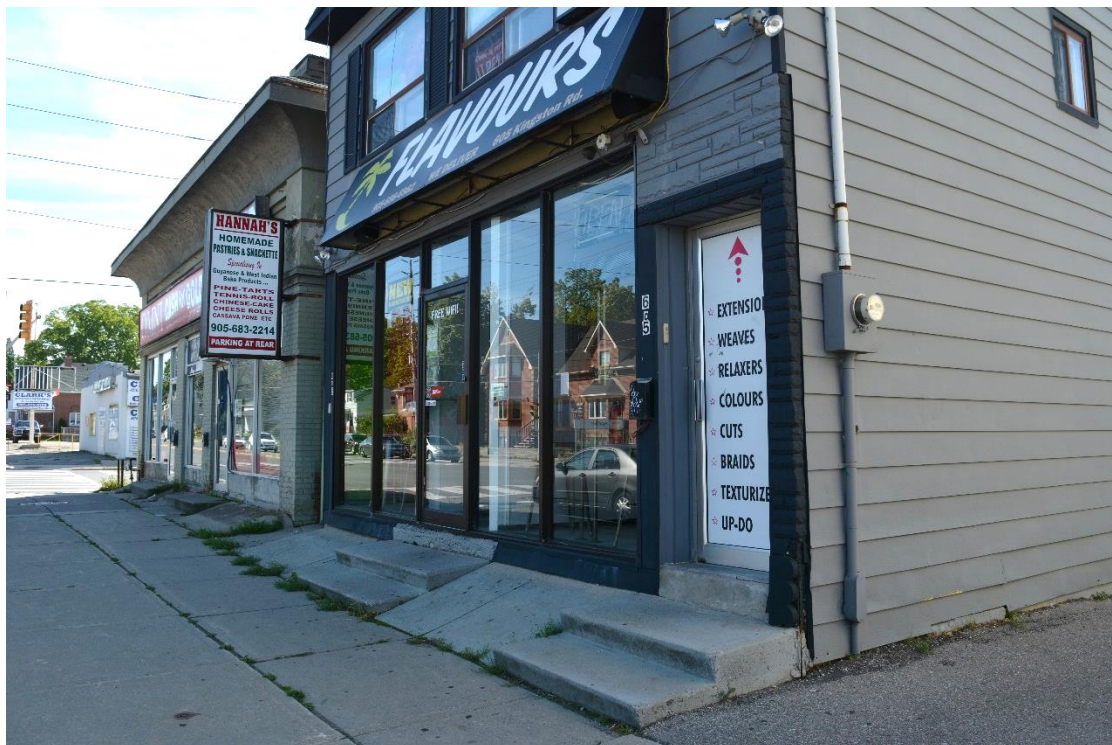


Plate 7: Northwest elevation of 605 Kingston Road West, showing main entrances.



Plate 8: Northwest elevation of 605 Kingston Road West, showing windows on west elevation.

#### **8.1.4 607-611 Kingston Road West**

The property at 607-611 Kingston Road West is located on the south side of Kingston Road West, approximately 28 metres west of Church Street in the Town of Ajax (historically Lot 15, Concession 1 in Pickering Township, Ontario County). The property contains a commercial building constructed c. 1855 - 1861 which currently houses two businesses.

The building at 607-611 Kingston Road West is an altered two-storey wood frame commercial building with a rectangular footprint and a one-storey rear addition. The massing of the building, including its simple rectangular shape and side gable roof, and the placement of the second storey windows reflect the Georgian architectural style. A 2016 photo (Plate 9) shows that the building had two symmetrical interior brick chimneys at the gable ends, which have been removed. This further supports the likelihood that the building was originally built in the Georgian style. Most exterior features have been changed. It is clad in contemporary siding and has a medium-pitched side gable roof. No historical fabric was visible during fieldwork. The foundation was not visible.

The north (front) elevation (Plate 10) has two storefronts with large contemporary windows and doors. One door is centrally located and appears to allow access to the residential units on the second storey. The second storey has five symmetrically-placed contemporary windows. While the fenestration has been altered, the configuration of the second-storey windows and the central door on the first storey suggest the building originally had five bays. The c. 1930s photograph (Figure 13) shows a five-bay covered second-storey balcony, since removed, across the north elevation which creates an overhang over the first storey. The windows were large with divided lights.



The west elevation (Plate 11) has one contemporary window on the second storey. A parking lot is located west of the building.

The south (rear) elevation (Plate 12) has one second-storey window and a one-storey addition with a hipped roof and two doors on the south elevation. A paved parking lot is located south of the building, with an access driveway to the east of the building.

The east elevation (Plate 13) has no fenestration or features.



Plate 9: 2016 photo of the north elevation of 607-611 Kingston Road West, showing symmetrical brick chimneys which have since been removed (Town of Ajax, n.d.b)



Plate 10: North elevation of 607-611 Kingston Road West.



Plate 11: West elevation of 607-611 Kingston Road West.



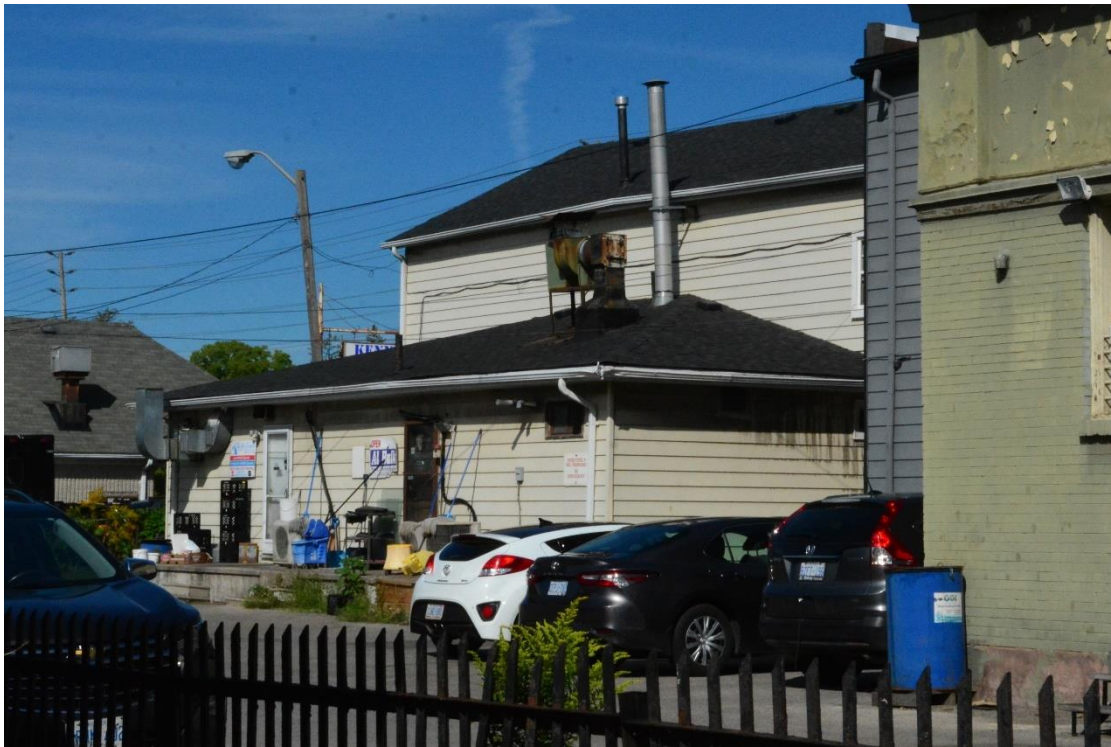


Plate 12: South elevation of 607-611 Kingston Road West.



Plate 13: North-east elevation of 607-611 Kingston Road West.



## **8.2 Comparative Analysis**

Properties within the Town of Ajax designated under Part IV and Part V of the *Ontario Heritage Act* were reviewed to identify comparable buildings for the purposes of establishing a comparative context for evaluating the subject properties under O. Reg. 9/06. Comparisons were selected either to compare architectural style or commercial building typology and situate the subject properties in relation to the local context. Additionally, a comparative analysis with listed and designated stagecoach inns within Ontario was undertaken for 607-611 Kingston Road West for the purposes of evaluating the property under O. Reg. 10/6.

Photos below are by ASI, 2020, unless otherwise stated.

### **8.2.1 601 Kingston Road West**

As the building at 601 Kingston West does not represent a particular architectural style, the Part IV and Part V designated properties in the Town of Ajax were reviewed to find buildings of the commercial type for comparison. The Pickering Village Heritage Conservation District contains a number of nineteenth century commercial buildings. Two of these are described below. Additionally, the Town of Ajax provided a comparative example of a twentieth-century commercial property.

#### *2 Old Kingston Road, known as the Dunbar Store (Plate 14)*

Built in 1884, the two-storey vernacular Commercial Italianate building is located on a street corner. The original massing has been maintained. The storefront has been altered and overclad with siding, however the second storey retains original details such as the polychromatic brickwork, including at the corners, on window arches and on a cornice with raised brick patterning. The east elevation of the building also retains polychromatic brick details and original window placement on the second storey. A plaque with the building's history is located on the east elevation.



Plate 14: "The Dunbar Store" at 2 Old Kingston Road.

*76-78 Old Kingston Road, known as Monney's Bakery (Plate 15)*

Built c. 1915, the two-storey brick building retains many original features, including the recessed storefront with display windows, topped by leaded glass bearing the store name (Plate 16) . Other original details features include a dentilled brick cornice, brick pilasters at the building corners, a stepped parapet, brick arches over the windows, the location of the residential door, and the original window openings on the second storey.



Plate 15: "Monney's Bakery" at 76-78 Old Kingston Road.



Plate 16: Original recessed storefront with leaded glass and store name at 76-78 Old Kingston Road (Town of Ajax & Town of Ajax Heritage Advisory Committee, 2018a).



*365 Kingston Road, former Stroud's Food Market (Plate 17)*

Constructed in the twentieth century, 365 Kingston Road demonstrates the single storey commercial property type that became typical as reliance on the automobile increased which lead to the ability for people to travel further than previously between home, work and shopping (Plate 18). This example has a utilitarian construction, is located on a major thoroughfare and includes parking lot areas. Many of the features of this property have been replaced or modified over time.

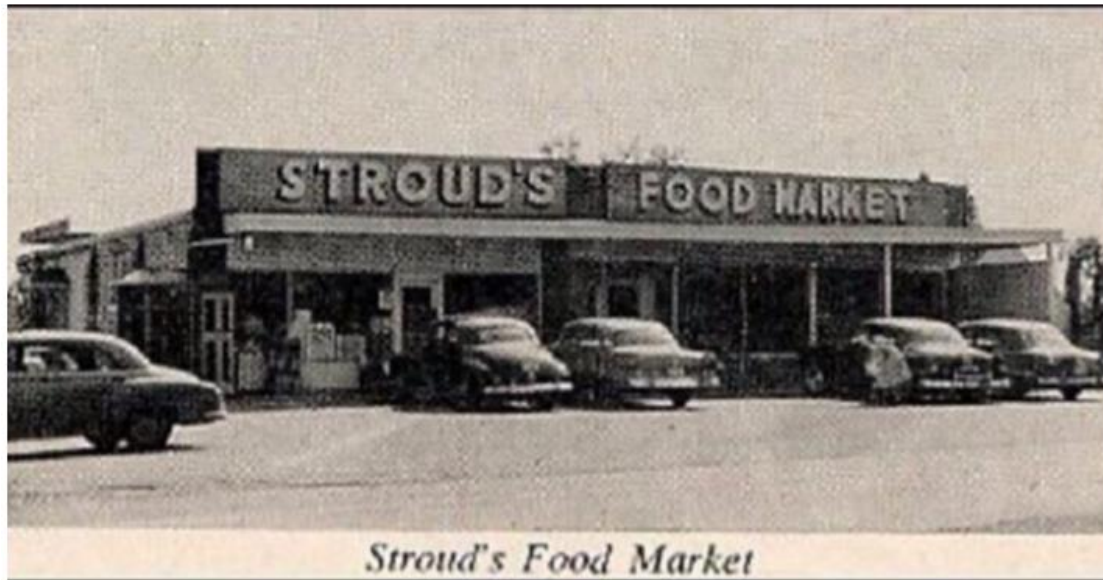


Plate 17: Stroud's Food Market, c. 1960s (provided by Town of Ajax)



Plate 18: Former Stroud's Food Market, 2019 (Google Streetview)

### *Summary*

The subject building retains its original massing and cornice shape, one original window, and a curved brick detail on the front façade. The fenestration and exterior finishes have been altered but retain the large glazing typical of commercial properties. The two commercial buildings described and pictured above were built earlier than the subject building and demonstrate the typical nineteenth century commercial building type. The third example is contemporaneous with the subject property and similarities between the two can be drawn based on their period of construction and commercial use. The subject property remains in close proximity to the downtown commercial core of the Village of Pickering and shares aspects of both the nineteenth century and twentieth century commercial types. The building at 601 Kingston Road West fills the property to three sides and sits directly at the sidewalk like early nineteenth century properties as a response to its location but the architectural form demonstrates a twentieth century attitude to commercial design as a single storey building.

#### **8.2.2 605 Kingston Road West**

A comparative analysis was not completed for this property. As the building at 605 Kingston Road West does not have any distinctive architectural features or details and no definitive date of construction, there are no qualities to analyze in order to produce a comparative analysis.

#### **8.2.3 607-611 Kingston Road West**

The Heritage Inventory Sheet for the property at 607-611 Kingston Road West notes that it was built as a staging inn when Pickering Village was a popular stagecoach stop along Kingston Road. Kingston Road was the key route between Kingston and York (Toronto) and formed part of a continuous transportation route connecting Windsor to Quebec that became known as Highway 2. Historical research undertaken for this report has confirmed that the building was likely constructed between 1855 and 1861, and that it operated as a hotel in the early twentieth century, though research did not confirm whether the building was originally constructed or operated as a staging inn. The building's construction date and massing suggest that it was built in the Georgian style.

The Part IV and Part V designated properties in the Town of Ajax were reviewed to find buildings built in the Georgian style and/or of the same type (inn/hotel) for comparison. Three buildings were identified for comparison and are described below.

#### **762 Rossland Road East (Plate 19)**

Built in 1845, the one-and-a-half-storey Georgian-style farmhouse is built of dressed fieldstone. It is largely unaltered and retains the original stone exterior, symmetrical three-bay configuration, small-pane divided sash windows with flat arches and symmetrical end chimneys. In comparison to the subject building, this building displays many more architectural details typical of the Georgian style.





Plate 19: The house at 762 Rossland Road East (Town of Ajax and Town of Ajax Heritage Advisory Committee 2018b).

*365 Kingston Road East, known as the Old Post Inn (Plate 20)*

Built in 1815, the two-storey red brick inn has a simplicity and symmetry associated with the Georgian style, as well as some Neoclassical details such as the fanlight with brick arch above the front door. It is largely unaltered and has retained its symmetrical five-bay configuration with a central front door. It also features 2/2 wooden sash windows with flat brick arches, sidelights around the front door, bracketed, returned eaves, a semi-circular window on the side elevation and symmetrical end chimneys. In comparison to the subject building, this building displays a higher level of architectural detailing and is a better example of a nineteenth-century inn/hotel building.





Plate 20: "The Old Post Inn" at 365 Kingston Road East (Town of Ajax and Town of Ajax Heritage Advisory Committee 2018b).

*103 Kingston Road, known as the Gordon Block (Plate 21)*

Built in 1881, this former hotel is a two-storey, five-bay brick building with a flat roof. It is a striking example of the Commercial Italianate style and appears to be largely unaltered. It features complex polychromatic brickwork patterns above the fenestration which creates a mosaic-like front façade. The windows appear to be 2/2 wood sash windows and have polychromatic banding below them. The doors feature rounded transoms and the main entry has a large fanlight which is repeated in the second-storey window above it. A historical plaque is located on the front façade. Though it is not built in the same style as the subject building, this building is a much better example of a nineteenth-century inn/hotel building and a richer expression of its own style than the subject building is of the Georgian style.



Plate 21: “The Gordon Block” at 103 Old Kingston Road.



### *Summary*

The subject building is believed to have been originally built as an inn. It retains its original massing but the fenestration, exterior finishes and chimneys have been altered or removed and no historical fabric is visible. The massing of the building is the only indication that it may have been built in the Georgian style. The three buildings described and pictured above were built either earlier than or around the same time as the subject building. The farmhouse at 762 Rossland Road East is largely unaltered and displays many more architectural details typical of the Georgian style than the subject building. The Old Post Inn at 365 Kingston Road East is largely unaltered and displays a higher level of original architectural detailing, many of them typical of the Georgian style, than the subject property. This retention of detail also makes it a better example of a nineteenth-century inn building. The Gordon Block at 103 Kingston Road is a former hotel built in the Commercial Italianate style. Though it is not built in the same style as the subject building, this largely unaltered building is a much better example of a nineteenth-century inn/hotel building and a richer expression of its own style than the subject building is of the Georgian style. Based on the comparison to the three buildings above, the subject building is not a unique or early example of an inn or hotel building or of the Georgian style. However, its general form and massing and the fenestration placement on the second storey indicate that it could be considered representative of the Georgian style. The Georgian-style inn could be considered a rare type within the Town of Ajax.



#### 8.2.4 Comparative Analysis of Stagecoach Inns Along Highway 2 in Ontario

A number of stagecoach inns located along or very near to the historical route of Highway 2 across Ontario were identified. Four are presented below for the purposes of comparison with the building at 607-611 Kingston Road West.

Table 2: Selected Stagecoach Inns Located Along the Historical Route of Highway 2

Name/Address	Heritage Recognition	Description	Photograph
Old Post Inn, 365 Kingston Road East, Ajax	Designated Part IV	Built c. 1815 (Town of Ajax & Town of Ajax Heritage Advisory Committee, 2018a), the two-storey red brick inn has a simplicity and symmetry associated with the Georgian style, as well as some Neoclassical details such as the fanlight with brick arch above the front door. It has retained its symmetrical five-bay configuration with a central front door. It also features 2/2 wooden sash windows with flat brick arches, sidelights around the front door, bracketed, returned eaves, a semi-circular window on the side elevation and symmetrical end chimneys.	 (Google Streetview 2021)
Pittsburgh Inn, 236 James Street, Kingston	Designated Part V, Barriefield HCD	Built c. 1838-1840 in the former village of Barriefield (Andre Scheinman Heritage Preservation Consultant, 1992), the two-storey limestone building is Georgian in style, with symmetrical fenestration with plain window surrounds, a side gable roof with symmetrical end brick chimneys, and flat stone arches above the windows and a fanlight above the front entrance. Several historical additions have been removed.	 (Google Streetview 2014)



<p>Sproul's Inn, 3574-3578 Princess Street, Kingston</p>	<p>Listed with intention to designate</p>	<p>Built in the 1840s as a dwelling and inn in the former village of Westbrook (City of Kingston, 2021), the two-storey coursed limestone building was originally constructed in the Georgian style, with the central gable and porch likely being later additions. The building has a symmetrical five-bay façade, one end brick chimney, and a rear tail. The attached garage is a recent addition.</p>	 <p>(Google Streetview 2021)</p>
<p>Chesley's Inn, 40 First Street West, Cornwall</p>	<p>Designated Part IV</p>	<p>Built in the 1820s as an inn and converted to a private residence in the 1850s (City of Cornwall, 1987), the two-storey red brick inn is a very good example of the Georgian style, with its symmetrical five-bay façade with brick end chimneys, simple moulded cornice with returned eaves and front entrance with transom and sidelights. The casement-style windows and dressed stone lintels likely date from the 1850s conversion (City of Cornwall, 1987).</p>	 <p>(Google Streetview 2020)</p>

### Summary

The subject building may have operated as an inn to serve stagecoach travellers along the historical route of Highway 2 in the nineteenth century. It retains its original massing, but the fenestration, exterior finishes and chimneys have been altered or removed and no historical fabric is visible. The massing of the building and the placement of the fenestration on the second storey are the only visible indications that it may have been built in the Georgian style. The four comparative buildings presented in Table 3 were all constructed as inns in the early-to-mid-nineteenth century to serve stagecoach travellers along Highway 2. Each of them retains many more original elements than the subject building and while some alterations have been made, the four comparative buildings are much more representative of the Georgian style and are more legible as historical inns than the subject building. The four comparative buildings were all constructed earlier than the subject building.

## **9.0 DISCUSSION OF CONTEXTUAL VALUE**

### **9.1 Description of Setting and Character of the Property and Surroundings**

The subject properties at 601, 605 and 607-611 Kingston Road West in the Town of Ajax are located along the south side of Kingston Road West, immediately west of Church Street.

Kingston Road West runs in a general east-west direction and has five lanes total of bi-directional traffic in the area of the subject properties. It is a busy street which carries heavy vehicular traffic. Church Street carries three lanes of vehicular traffic and a bike lane in a north-south direction. It jogs to the west and widens where it meets the north side of Kingston Road. The streetscape includes concrete curbs, sidewalks and concrete hydro poles. Buildings are set very close to the sidewalk.

The Pickering Village Heritage Conservation District (HCD) is located to the north of the subject properties. The district includes all of Old Kingston Road and parts of Elizabeth and Church Streets. A description of the district is excerpted below from The Pickering Village Heritage Conservation District Plan (Carter & Oberst, 2013b):

The District is representative of the development and growth of an Ontario milling and commercial village, with associated residential areas, dating from the mid-19<sup>th</sup> through the early 20<sup>th</sup> centuries with largely compatible modern development.

Particular elements worthy of preservation are:

- A wide range of historic architectural styles within a compact area.
- A high percentage of heritage buildings that remain largely intact.
- A village-like character enhanced by the curve of Old Kingston Road, and the presence of mature trees in both commercial and residential areas.
- The association of locally significant persons with many of the properties.

Several properties at the eastern end of Old Kingston Road which are located across the street from the subject properties are included in the HCD.

#### **9.1.1 601 Kingston Road West**

The property at 601 Kingston Road West is located on the southwest corner of Church Street and Kingston Road West. The property features a single one-storey building in the northeast corner of the property, fronting onto Church Street South and Kingston Road West. The setback is very small, with the building nearly meeting the sidewalk. The west side of the building is separated from the building at 605 Kingston Road West by a narrow passageway. The remainder of the property consists of a paved parking lot to the south of the building, accessed from Church Street South.

The intersection of Kingston Road West and Church Street is a wide intersection with traffic lights. The southeast corner of Kingston Road West and Church Street contains a one-storey automotive garage which appears to have been built in the mid-twentieth century. The northeast corner of the intersection contains a late-twentieth century two-and-a-half storey commercial complex built in a post-modern traditional style. The building at 2 Old Kingston Road occupies the northwest corner of the intersection.





Built in 1884, it is a two-storey brick vernacular Commercial Italianate building with an altered storefront. It is not located directly across the street from the subject property due to the westward curve of Church Street north of Kingston Road.

The block south of the subject property on Church Street South contains a mix of residential and commercial properties, dating from the nineteenth century and throughout the twentieth century. A large portion of the block on the west side is occupied by a late-twentieth century mixed-use plaza.

### **9.1.2 605 Kingston Road West**

The subject property features a single two-storey building at the northern edge of the property. The setback is very small, with the building nearly meeting the sidewalk. The east side of the building is separated from the building at 601 Kingston Road West by a narrow passageway. The west side of the building is separated by a driveway from the building at 607-611 Kingston Road West. A paved parking lot is located behind the building, accessed from Church Street South.

The building faces three two-storey buildings across the street: the Commercial Italianate building with an altered storefront at 2 Old Kingston Road; the modest mid-twentieth-century brick building at 6 Old Kingston Road, and the late-twentieth century medical office built in a post-modern traditional style at 8 Old Kingston Road. West of these buildings, Old Kingston Road curves to the north and away from Kingston Road West.

### **9.1.3 607-611 Kingston Road West**

The subject property features a single two-storey building at the northern edge of the property. The setback is very small, with the building nearly meeting the sidewalk. It is separated by a driveway from 605 Kingston Road West. A paved parking lot is located behind the building, accessed from Church Street South and from Kingston Road West via the driveway.

The building faces three two-storey buildings across the street: the Commercial Italianate building with an altered storefront at 2 Old Kingston Road; the modest mid-twentieth-century brick building at 6 Old Kingston Road, and the late-twentieth century medical office built in a post-modern traditional style at 8 Old Kingston Road. West of these buildings, Old Kingston Road curves to the north and away from Kingston Road West.

Immediately west of the subject property, the building is adjacent late-twentieth-century one-storey commercial plaza centred around a large parking lot accessed from Kingston Road West. At the southeast corner of the plaza property, one plaza building is adjoined to a garage which is likely a nineteenth-century church (613 Kingston Road West) according to the 1891 Fire Insurance Plan.



## 9.2 Community Landmark

### 9.2.1 601 Kingston Road West

The building at 601 Kingston Road West is located at the southwest corner of Kingston Road West and Church Street. The front façade faces onto Kingston Road West, a busy regional thoroughfare. Due to its high visibility on this corner, the subject property is considered to be a landmark within the community.

### 9.2.2 605 Kingston Road West

The building at 605 Kingston Road West faces onto Kingston Road West, a busy regional thoroughfare. The subject property is not considered to be a landmark within the community at large. Nor is it considered to be a gateway structure or a landmark commercial structure in the local context.

### 9.2.3 607-611 Kingston Road West

The building at 607-611 Kingston Road West faces onto Kingston Road West, a busy regional thoroughfare. The subject property is not considered to be a landmark within the community at large. Nor is it considered to be a gateway structure or a landmark commercial structure in the local context.

## 10.0 EVALUATION

### 10.1 601 Kingston Road West

The evaluation of 601 Kingston Road West using the criteria set out in *Ontario Regulations 9/06* and *10/06* is presented in the following section (Table 3 and Table 4). The following evaluations have been prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Ajax and within the Province of Ontario.

#### 10.1.1 Ontario Regulation 9/06

Table 3: Evaluation of 601 Kingston Road West - *Ontario Regulation 9/06*

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Y	The subject property meets this criterion. It is an example of a commercial building type from the early twentieth century which shares characteristics of the nineteenth century and twentieth century examples. The building fills the property to three sides and sits directly at the sidewalk like commercial properties of the nineteenth century which relates to the property's close proximity to the commercial core of the Village of Pickering. The building demonstrates twentieth century attitudes to commercial building construction in its single storey form. It retains the original form of the flat roof, parapet, cornice and sign band. The property also



		contains large, glazing windows for display of goods as is typical of commercial properties through the nineteenth and twentieth century. The subject property is considered to be a representative example of an early twentieth-century commercial type in the Town of Ajax.
ii. displays a high degree of craftsmanship or artistic merit; or	N	The subject property does not meet this criterion. The property retains very few architectural details or physical features and accordingly there is no evidence of exemplary craftsmanship or artistic merit in the design or construction of this building.
iii. demonstrates a high degree of technical or scientific achievement.	N	The subject property does not meet this criterion. Based on the available data, it is not known to demonstrate a high degree of technical or scientific achievement.
<b>2. The property has historical value or associative value because it:</b>		
<i>Ontario Heritage Act Criteria</i>	<i>Response (Y/N)</i>	<i>Analysis</i>
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Y	The subject property meets this criterion. The property is associated with Miles Stanley Chapman, who was the great grandson of the local Chapman settlers, a prominent family in the village's history. Miles S. Chapman was a long-standing owner and operator of a local general store who also served the community as Village Trustee, Clerk of Session for the local United Church and was a member of the school board.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or	N	The subject property does not meet this criterion. The subject property retains very little physical evidence of its early history and is one of many commercial buildings in the Village of Pickering.  It is not considered to be a significant landmark or structure in the community, and as such, does not have the potential to yield information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The subject property does not meet this criterion. The designer and builder of the property are unknown.
<b>3. The property has contextual value because it:</b>		
<i>Ontario Heritage Act Criteria</i>	<i>Response (Y/N)</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	Y	The subject property meets this criterion. Its prominent location at the corner of Kingston Road West and Church Street helps to maintain the historical commercial character at the main intersection of Pickering Village.
ii. is physically, functionally, visually or historically linked to its surroundings; or	Y	The subject property meets this criterion. It is physically, visually and historically linked to the



		Kingston Road streetscape within the Village of Pickering.
iii. is a landmark.	Y	The subject property meets this criterion. Due to its high visibility at the corner of Kingston Road West and Church Street, the subject property is considered to be a landmark within the community.

### 10.1.2 Ontario Regulation 10/06

Table 4: Evaluation of 601 Kingston Road West - Ontario Regulation 10/06

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	The subject property is associated with commercial development within the Town of Ajax. However, the property does not strongly or overtly evoke this theme at the local level or provincial level. The subject property does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history. The subject property does not meet this criterion.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. The subject property does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The property does not demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province. The subject property does not meet this criterion.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	The property does not illustrate any technical or scientific achievements which are of provincial significance. The subject property does not meet this criterion.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the	N	The subject property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province, and does not meet this criterion.





province or with an event of importance to the province; and,		
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the Town of Ajax (an incorporated municipality), therefore, Criterion 8 does not apply.

### **10.1.3 Recommended Outcome of Evaluation**

The above evaluation determined that the property at 601 Kingston Road West, in the Town of Ajax, meets the criteria set out in *Ontario Regulation 9/06* of the *Ontario Heritage Act*. In particular, it is determined that the property is a representative example of an early-twentieth century commercial type; is associated with Miles Stanley Chapman, considered to be a prominent community member; that the property is important in maintaining the historical commercial character at the main intersection of Pickering Village; and that the property is physically, visually and historically linked to the Kingston Road streetscape within the Village of Pickering. An evaluation using the criteria outlined in *Ontario Regulation 10/06* determined that the subject property does not retain CHVI at the provincial level.

### **10.1.4 Draft Statement of Cultural Heritage Value**

#### *Description of Property:*

The property at 601 Kingston Road West contains a one-storey commercial building constructed in 1921. The property is located on the southwest corner of Kingston Road West and Church Street, in the historical Village of Pickering, now part of the Town of Ajax (Figure 14). Historically, the property is located on Lot 15, Concession 1 in the Township of Pickering.

#### *Draft Statement of Cultural Heritage Value or Interest:*

The building at 601 Kingston Road West was built as a general store by Miles Stanley Chapman, the great grandson of the local Chapman settlers who were a prominent family in the village's history. Miles S. Chapman is considered to be significant to the local community as a longstanding owner and operator of the general store and for serving as Village Trustee, Clerk of Session for the local United Church and as a member of the school board.

The property is a representative example of a commercial property built in the early twentieth century which shares aspects of both the nineteenth century and twentieth century commercial types. The subject building fills the property to three sides and sits directly at the sidewalk like early nineteenth century properties as a response to its location near to the commercial core of the Village of Pickering and the architectural form demonstrates a twentieth century attitude to commercial design as a single storey building.

The property is located at the major intersection of the historical Village of Pickering and in proximity to the main historical commercial street of Old Kingston Road. The property's prominent location at the corner of Kingston Road West and Church Street helps to maintain the historical commercial character



at the main intersection of Pickering Village. It is physically, visually and historically linked to the Kingston Road streetscape within the Village of Pickering. Its high visibility on the street corner makes it a local landmark.

*Description of Heritage Attributes:*

Key attributes that express the physical value of the subject property include:

- Single-storey height of the building.
- Flat roof and shingled parapet, curved overhanging cornice and sign band.
- Massing which fills the property on three sides.
- Siting of the building at the sidewalk.
- Large, glazed windows.

Key attributes that express the historical value of the subject property include:

- Historical associations with Miles S. Chapman, who built the building as a general store.
- Original window on east elevation bearing the name “Chapman”.

Key attributes that express the contextual value of the subject property include:

- The location of the property and building on the southeast corner of Kingston Road West and Church Street, as one of the late-nineteenth and early-twentieth century commercial properties near this intersection.
- The shallow setback from Kingston Road West and Church Street.
- The orientation of the front (north) elevation facing Kingston Road West.

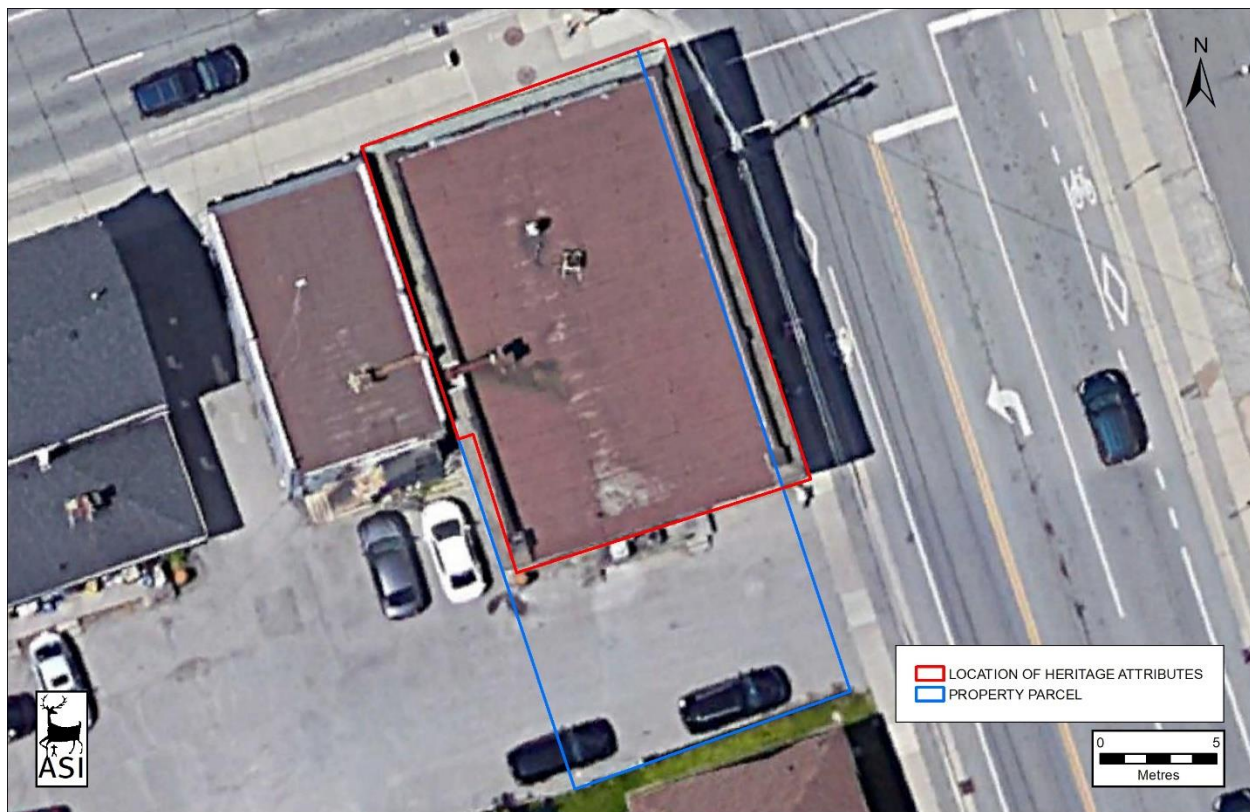


Figure 14: Location of heritage attributes at 601 Kingston Road West.

## 10.2 605 Kingston Road West

The evaluation of 605 Kingston Road West using the criteria set out in *Ontario Regulations 9/06 and 10/06* is presented in the following section (Table 5 and Table 6). The following evaluations have been prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Ajax and within the Province of Ontario.

### 10.2.1 Ontario Regulation 9/06

Table 5: Evaluation of 605 Kingston Road West - *Ontario Regulation 9/06*

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	N	The subject property does not meet this criterion. The property dates to the mid-twentieth century and has been altered since. The subject property is not considered to be a rare, unique, representative, or early example of a style, type, expression, material or construction method.
ii. displays a high degree of craftsmanship or artistic merit; or	N	The subject property does not meet this criterion. The property exhibits very few architectural details or physical features and accordingly there is no evidence

		of exemplary craftsmanship or artistic merit in the design or construction of this building.
iii. demonstrates a high degree of technical or scientific achievement.	N	The subject property does not meet this criterion. Based on the available data, it is not known to demonstrate a high degree of technical or scientific achievement.
<b>2. The property has historical value or associative value because it:</b>		
<b>Ontario Heritage Act Criteria</b>	<b>Response (Y/N)</b>	<b>Analysis</b>
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	N	The subject property does not meet this criterion. No themes, events, beliefs, persons, activities, organizations or institutions of significance were identified in relation to this property.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or	N	The subject property does not meet this criterion. The subject property retains very little physical evidence of its early history and is one of many commercial buildings in the Village of Pickering.  It is not considered to be a significant landmark or structure in the community, and as such, does not have the potential to yield information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The subject property does not meet this criterion. The designer and builder of the property are unknown.
<b>3. The property has contextual value because it:</b>		
<b>Ontario Heritage Act Criteria</b>	<b>Response (Y/N)</b>	<b>Analysis</b>
i. is important in defining, maintaining or supporting the character of an area;	N	The subject property does not meet this criterion. The property does not exhibit any architectural or historical value which would make it significant to defining, maintaining or supporting the character of its surroundings.
ii. is physically, functionally, visually or historically linked to its surroundings; or	N	The subject property does not meet this criterion. While the property is located within the historical Village of Pickering, it was constructed in the mid-twentieth century and does not strongly evoke the character of the nineteenth and early twentieth century commercial centre.
iii. is a landmark.	N	The subject property does not meet this criterion. The subject property is not considered to be a landmark within the community at large. Nor is it considered to be a gateway structure or a landmark commercial structure in the local context.



## 10.2.2 Ontario Regulation 10/06

Table 6: Evaluation of 605 Kingston Road West - Ontario Regulation 10/06

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	The subject property is associated with commercial development within the Town of Ajax. However, the property does not strongly or overtly evoke this theme at the local level or provincial level. The subject property does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history. The subject property does not meet this criterion.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. The subject property does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The property does not demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province. The subject property does not meet this criterion.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	The property does not illustrate any technical or scientific achievements which are of provincial significance. The subject property does not meet this criterion.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and,	N	The subject property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province, and does not meet this criterion.
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the Town of Ajax (an incorporated municipality), therefore, Criterion 8 does not apply.



### 10.2.3 Recommended Outcome of Evaluation

The property does not meet the criteria set out in *Ontario Regulations 9/06* and *10/06*. As such it is not recommended for further heritage conservation.

## 10.3 607-611 Kingston Road West

The evaluation of 607-611 Kingston Road West using the criteria set out in *Ontario Regulations 9/06* and *10/06* is presented in the following section (Table 7 and Table 8). The following evaluations have been prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Ajax and the Province of Ontario.

### 10.3.1 Ontario Regulation 9/06

Table 7: Evaluation of 607-611 Kingston Road West - *Ontario Regulation 9/06*

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Y	The subject property meets this criterion. Though the building has been altered, its massing and second-storey fenestration placement make it a representative example of a commercial staging inn built in the Georgian style, likely constructed between 1855-1861. The Georgian-style inn could be considered a rare type within the Town of Ajax.
ii. displays a high degree of craftsmanship or artistic merit; or	N	The subject property does not meet this criterion. The property retains very few architectural details or physical features and accordingly there is no evidence of exemplary craftsmanship or artistic merit in the design or construction of this building.
iii. demonstrates a high degree of technical or scientific achievement.	N	The subject property does not meet this criterion. Based on the available data, it is not known to demonstrate a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Y	The subject property meets this criterion. Staging inns were a necessary feature of a nineteenth-century thoroughfare providing a place for fresh horses, blacksmith service, food and lodging, every few miles. The property has direct associations with this network and is significant to the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or	N	The subject property does not meet this criterion. The subject property retains very little physical evidence of its early history and is one of many commercial buildings in the Village of Pickering.



		It is not considered to be a significant landmark or structure in the community, and as such, does not have the potential to yield information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The subject property does not meet this criterion. The designer and builder of the property are unknown.
<b>3. The property has contextual value because it:</b>		
<b>Ontario Heritage Act Criteria</b>	<b>Response (Y/N)</b>	<b>Analysis</b>
i. is important in defining, maintaining or supporting the character of an area;	Y	The subject property meets this criterion. Its location on Kingston Road West and across from Old Kingston Road helps to maintain the historical commercial character near the main intersection of Pickering Village.
ii. is physically, functionally, visually or historically linked to its surroundings; or	Y	The subject property meets this criterion. It is physically, visually and historically linked to the Kingston Road streetscape within the Village of Pickering.
iii. is a landmark.	N	The subject property does not meet this criterion. The subject property is not considered to be a landmark within the community at large. Nor is it considered to be a gateway structure or a landmark commercial structure in the local context.

### 10.3.2 Ontario Regulation 10/06

Table 8: Evaluation of 607-611 Kingston Road West - Ontario Regulation 10/06

<b>1. The property has design value or physical value because it:</b>		
<b>Ontario Heritage Act Criteria</b>	<b>Response (Y/N)</b>	<b>Analysis</b>
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	This property may have served as a former stagecoach inn located along the historical route of Highway 2, which connected Windsor, York, Kingston and Montreal, and is therefore associated with the theme of nineteenth-century cross-provincial transportation development within the province of Ontario. However, the property does not strongly or overtly evoke this theme at the local level or provincial level. Numerous other extant stagecoach inns located along Highway 2 are more intact examples which better represent this theme. The subject property does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history. The subject property does not meet this criterion.



iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. The subject property does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The property does not demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province. The subject property does not meet this criterion.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	The property does not illustrate any technical or scientific achievements which are of provincial significance. The subject property does not meet this criterion.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and,	N	The subject property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province, and does not meet this criterion.
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the Town of Ajax (an incorporated municipality), therefore, Criterion 8 does not apply.

### 10.3.3 Recommended Outcome of Evaluation

The above evaluation determined that the property at 607-611 Kingston Road West, in the Town of Ajax, meets the criteria set out in *Ontario Regulation 9/06* of the *Ontario Heritage Act*. In particular, it is determined that the property is representative of a staging inn built in the Georgian style, which can be considered rare within the Town of Ajax; that the property has direct associations with Kingston Road as a major thoroughfare and was a necessary part of this network; that the property is important in maintaining the historical commercial character near the main intersection of Pickering Village; and that the property is physically, visually and historically linked to the Kingston Road streetscape within the Village of Pickering (Figure 15). An evaluation using the criteria outlined in *Ontario Regulation 10/06* determined that the subject property does not retain CHVI at the provincial level. While the property is associated with the theme of nineteenth-century cross-provincial transportation development within the province of Ontario, it does not evoke this theme as strongly or overtly as numerous other extant stagecoach inns located along Highway 2 which are more intact and legible examples of stagecoach inns.





### **10.3.4 Draft Statement of Cultural Heritage Value**

#### *Description of Property:*

The property at 607-611 Kingston Road West contains a two-storey commercial building likely built in between 1855-1861. The property is located on the south side of Kingston Road West near its intersection with Church Street, in the historical Village of Pickering, now part of the Town of Ajax. Historically, the property is located on Lot 15, Concession 1 in the Township of Pickering.

#### *Draft Statement of Cultural Heritage Value or Interest:*

The building at 607-611 Kingston Road West may have been built as a staging inn, between 1855 and 1861 and was likely built for owner Horatio Leavens, a shoemaker and tanner. Pickering Village was a popular stagecoach stop along Kingston Road as the route between Kingston and York (Toronto). The use of Kingston Road as a stagecoach route led to the proliferation of hotels, taverns and staging inns along it, so that horses could be changed every few miles, depending on the condition of the road. Staging inns were constructed at stagecoach stops along Kingston Road and offered food and lodging for the driver and passengers of the stagecoach and blacksmith service for the horses. Following the arrival of the Grand Trunk Railway in Pickering Village in 1856, staging inns along Kingston Road became less popular, though there is documentary evidence that the subject property was operated as a hotel known as the Eastern House from the 1920s to the 1950s by owner John T. Stephenson. Between at least the early 1930s and the late 1940s, the Eastern House was also the location of a daily Gray Coach Lines stop between Toronto and Pickering and for other Gray Coach Line routes.

Though the building has been significantly altered, the massing of the wood frame building, including its simple rectangular shape and side gable roof, and the placement of the second storey windows reflect the Georgian architectural style. The Georgian-style staging inn is considered rare as a type within the Town of Ajax.

The property is located near the major intersection of the historical Village of Pickering and in proximity to the main historical commercial street of Old Kingston Road. The property helps to maintain the historical commercial character at the main intersection of Pickering Village. It is also physically, visually and historically linked to the Kingston Road streetscape within the Village of Pickering.

#### *Description of Heritage Attributes:*

Key attributes that express the design or physical value of the subject property include:

- The two-storey frame building, including:
  - Simple rectangular footprint
  - General massing
  - Side gable roof
  - Symmetrical window placement on second storey



Key attributes that express the contextual value of the subject property include:

- The location of the property and building on the south side of Kingston Road West, near its intersection with Church Street, as one of the late-nineteenth and early-twentieth century commercial properties near this intersection.
- The shallow setback from Kingston Road West.
- The orientation of the front (north) elevation facing Kingston Road West.

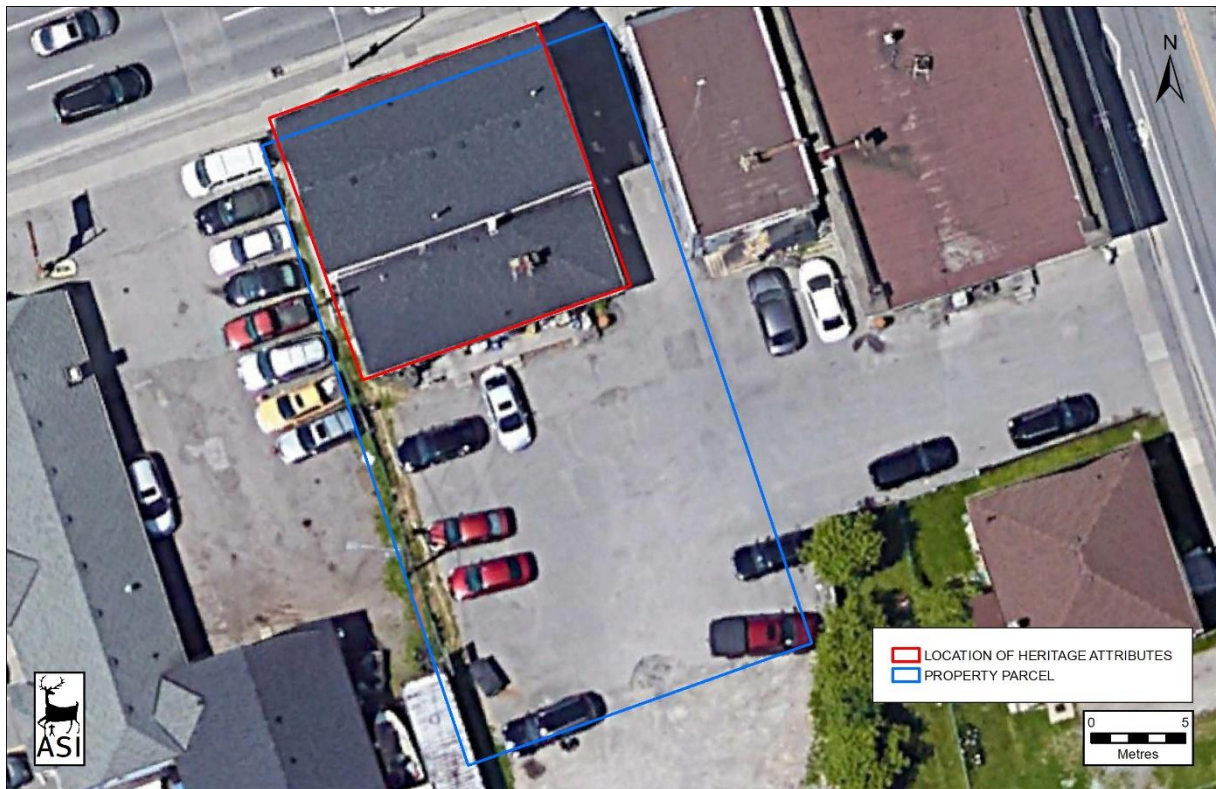


Figure 15: Location of heritage attributes at 607-611 Kingston Road West.

## 11.0 CONCLUSIONS AND RECOMMENDATIONS

The three subject properties were evaluated against *Ontario Regulations 9/06* and *10/06* in consideration of data regarding the design/physical, historical/associative, and contextual values within the Town of Ajax and Province of Ontario. The properties at 601 and 607-611 Kingston Road West meet the criteria set out in *Ontario Regulation 9/06*. Specifically, 601 Kingston Road West was determined to have design/physical, historical/associative and contextual value. 607-611 Kingston Road West was determined to have design/physical, historical/associative, and contextual value. The evaluation using the criteria outlined in *Ontario Regulation 10/06* confirmed that the properties at 601 and 607-611 do not retain CHVI at the provincial level. The property at 605 Kingston Road West did not meet the criteria set out in *Ontario Regulations 9/06* and *10/06*. As such, this property is not recommended for further heritage conservation.

The following recommendations are proposed for the properties at 601, 605 and 607-611 Kingston Road West:

1. As direct impacts are anticipated to the property at 601 and 607-611 Kingston Road West, a Heritage Impact Assessment (HIA) should be undertaken as early as possible during detailed design, following the TPAP. The HIA should be prepared by a qualified heritage professional in accordance with the Municipal Terms of Reference for HIAs and the *Ontario Heritage Tool Kit* (Ministry of Culture, 2006).
2. Metrolinx Heritage Committee has reviewed the results of the *Ontario Regulations 9/06* and *10/06* evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.
3. The Final CHER will be submitted to municipal heritage staff and the MHSTCI for their records.



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## APPENDIX A: Indigenous Engagement and Report Review Feedback - Oral History and Perspectives Table

Community	Feedback
Curve Lake First Nation	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>





	<p>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 Gitiga Migizi and Kapyrka 2015).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Michi Saagiig Elder Gitiga Migizi (2015) recounts:  <i>“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.</i></p> <p><i>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.</i></p>
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	<p><i>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.</i></p> <p><i>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."</i></p> <p>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.</p> <p>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.</p> <p>The Michi Saagiig have been in Ontario for thousands of years, and they remain here to this day.</p> <p><b>**This historical context was prepared by Gitiga Migizi, a respected Elder and Knowledge Keeper of the Michi Saagiig Nation.**</b></p> <p>Publication reference:</p> <p>Gitiga Migizi and Julie Kapyrka  2015 Before, During, and After: Mississauga Presence in the Kawarthas. In <i>Peterborough Archaeology</i>, Dirk Verhulst, editor, pp.127-136.  Peterborough, Ontario: Peterborough Chapter of the Ontario Archaeological Society</p> <p><u>Additional Community Perspectives:</u></p> <p><b>**The following perspectives come from a June 2021 letter provided to Metrolinx from Curve Lake First Nation, on file with ASI.**</b></p> <p>Curve Lake First Nation  2021 Curve Lake First Nation Review/Comments for: Cultural Heritage Evaluation Report: 571 Kingston Road West, 575 Kingston Road West,</p>
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	<p>577 Kingston Road West AND 579 Kingston Road West Town of Ajax, Ontario.</p> <p>“The Duffin’s creek watershed and river mouth are part of an area that should have some recognition in terms of Michi Saagiig history. This area was extremely significant to the Michi Saagiig and is recognized internally as a significant cultural heritage landscape. Recently the Ontario Government has indicated a desire to add increased protection to these areas now referred to as “urban creeks/urban river systems” as part of their Greenbelt protection plan. These systems are at risk across the entirety of the Pickering and Ajax regions, due in large part to settler development activities. What was once a cultural heritage landscape has been significantly degraded which means it has also undergone irreparable ecological damage.”</p> <p>“Our Elders tell of our peoples living harmoniously with the early settlers, often setting up small camps on the edge of farmer’s fields and along shorelines. Families engaged in trade and travel throughout the entire region.”</p> <p>“The cultural heritage landscape, the Duffins Creek Watershed, that existed in the area of study of this CHER, and at the time that the first houses and roads were built, has largely been obliterated – and did not have the opportunity to be assessed and protected. Since then, development has altered the shape and course of the creek – this is clearly visible in the historical pictures provided in this report.”</p> <p>“The very locations of where these buildings were built in relation to where the early towns and villages originated were determined based upon the resources within the particular landscape. Milling was the predominant activity in the region that ultimately attracted more industry to the area. The watershed and local resources on the land were integral to this process. For different reasons, but equally as significant, the Duffins Creek watershed was part of a larger cultural heritage landscape for Michi Saagiig people that included creeks and river mouths all along the shore of Lake Ontario. The value and significance of these lands from a Michi Saagiig perspective is not acknowledged. “</p> <p>“The 28,000 acres that was expropriated for the site of former Defence Industries Ltd was part of a significant cultural heritage landscape that was once entirely connected and spanned along the vast shoreline of Lake Ontario - and would have been used by Michi Saagiig peoples at the time. The massive infrastructure and development of the region resulted in the disconnection of this culturally significant landscape and thus in reduced access for the Michi Saagiig to hunt and fish.”</p> <p>“It should be noted that during these times of industrial and commercial expansion Michi Saagiig peoples were being driven from their lands, their fishing grounds, their hunting grounds, their trapping grounds and harvesting grounds. In some cases they were being shot at and pursued. The 1923 Williams Treaties were a culmination of the increased encroachment on these lands and the harassment and persecution of the First Nations who had rights under the very treaty that allowed for European</p>
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	<p>settlement in this area of Ontario. These large urban developments increased the footprint of destruction upon the landscape and in doing so had a detrimental impact upon Michi Saagiig rights to gather foods and live off the land.”</p> <p><b><i>Note: This oral history reflects community perspective shared as part of Indigenous engagement for this report. The oral history was provided by Curve Lake First Nation and does not necessarily reflect the views of other Indigenous Nations, Metrolinx or ASI.</i></b></p>
Huron-Wendat Nation	<p>As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers representing between 30,000 and 40,000 individuals, traveled widely across a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes.</p> <p>According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.</p> <p>Today, the population of the Huron-Wendat Nation is composed of 1497 on-reserve members and 2390 off-reserve members for a total of 3900 members of the Huron-Wendat Nation.</p> <p>The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsïo, which translates to "our beautiful land" in the Wendat language.</p> <p>The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.</p> <p><b>**This historical context was provided by Maxime Picard in a December 2020 email to Metrolinx, on file with ASI**</b></p> <p><b><i>Note: This oral history reflects community perspective shared as part of Indigenous engagement for this report. The oral history was provided by Huron-Wendat Nation and does not necessarily reflect the views of other Indigenous Nations, Metrolinx or ASI.</i></b></p>