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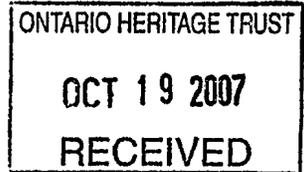
City Clerk's Office

Secretariat  
Betty Henderson, Manager  
Community Councils & Committees  
Scarborough Civic Centre  
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Toronto, On M1P 4N7

Ulli S. Watkiss  
City Clerk

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**REGISTERED MAIL**



**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
171 MIDLAND AVENUE  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF INTENTION TO DESIGNATE**

  
32 Lyme Regis Crescent  
Toronto, On M1M 1E4

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 171 Midland Avenue under Part IV of the Ontario Heritage Act.

**Reasons for Designation**

**Description**

The property at 171 Midland Avenue is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on Midland Avenue near the southeast corner of Kingston Road, the 1½-storey commercial building was built in 1903 as the Scarborough Bluffs Refreshment Room. The site is included on the City of Toronto Inventory of Heritage Properties.

**Statement of Cultural Heritage Value**

The Scarborough Bluffs Refreshment Room has design value as a rare surviving example of a commercial building constructed in response to the recreational development of Cliffside, the area along the Scarborough Bluffs at the south end of Midland Avenue. Blending a residential appearance with large commercial openings, as well as wood cladding and a wraparound verandah, the Refreshment Room is indicative of the type of modest structures developed for recreational needs along Toronto's waterfront during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Examples of the few surviving recreational buildings associated with the development of the waterfront are recorded on the City's heritage inventory, including the Leuty Life Saving Station (1920), now located at 2 Willow Avenue, which is also designated under Part IV of the Ontario Heritage Act.

The Scarborough Bluffs Refreshment Room is associated with Scarborough's recreational and transportation history. Kingston Road originated as the main highway running east from the Town of York (later Toronto) to Scarborough Township and beyond. By the late 19<sup>th</sup> century, the area between Kingston Road and the "bluffs" or cliffs marking the Lake Ontario shoreline in Scarborough was known as Cliffside. A popular recreational destination, access to the locality improved in 1898 when the Toronto Railway Company extended its streetcar line along Kingston Road to the lakefront property of the Toronto Hunt Club. This line was continued eastward to Midland Avenue in 1901.

The transit stop at the corner of Kingston Road and Midland Avenue was known as Stop 14. The Halfway House, a hostelry that opened in the 1830s to cater to passengers traveling by stage coach along Kingston Road, occupied one corner of this intersection. As Cliffside became a tourist destination, the Halfway House became a popular gathering place for day trippers, particularly bicyclists. At the same intersection, the Scarborough Bluffs Refreshment Room was constructed in 1903 when it was documented in an archival photograph. The business was opened by Albert Stinson to attract customers disembarking from the streetcar and continuing southward toward Lake Ontario where, by 1911, Scarborough Township had established Scarborough Bluffs Park. As needs changed, Stinson operated the Superior General Store on the premises. After the Halfway House was relocated to Black Creek Pioneer Village in the 1960s, the Scarborough Bluffs Refreshment Room remained as a surviving example of a commercial building connected to the transportation and recreational history of the Cliffside community.

Contextually, the property occupies an unusual triangular-shaped lot bounded by Midland Avenue (west), Scarborough Crescent (northeast), and Kelsonia Avenue (south) near the southeast corner of Kingston Road. Located on this site for over a century, the Scarborough Bluffs Refreshment Room is a local landmark.

### Heritage Attributes

The heritage attributes of the Scarborough Bluffs Refreshment Room related to its design, associative and contextual value as a rare surviving example of a commercial building connected to the recreational and transportation history of Scarborough are:

- The scale, form and massing of the 1½-storey rectangular plan
- The wood frame structure, with wood shiplap siding and wood trim
- The steeply-pitched hip roof with extended eaves, shed-roof wall dormers (with single and double windows containing double-hung sash windows) and, on the south end, a brick chimney
- The organization of the principal (west) façade on Midland Avenue, with a narrow flat-headed door opening between flat-headed window openings with a double window on the left (north) and a single window on the right (south) with double-hung sash windows
- The truncated northwest corner with an entry
- The large flat-headed window opening on the north elevation facing Kingston Road
- The open single-storey verandah with a flared roof supported on slender piers that wraps around the north, west and south walls of the building (although altered, the original design of the verandah is documented in historical photographs)

Notice of an objection to the proposed designation may be served on the City Clerk, c/o Betty Henderson, Administrator, Scarborough Community Council, Scarborough Civic Centre, 150 Borough Drive, 3rd floor, Toronto, ON M1P 4N7, within thirty days of the 17<sup>th</sup> of October, which is November 16, 2007. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 17th day of October, 2007.

Ulli S. Watkiss  
City Clerk