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City Clerk's Office

RECEIVED

APR 07 2008

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

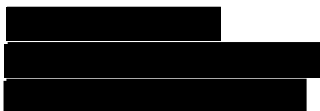
Ulli S. Watkiss
City Clerk

Tel: 416-396-7288
Fax: 416-396-4301
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Web: www.toronto.ca

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 PASSING OF BY-LAW



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

Take notice that the Council of the City of Toronto has passed By-law 256-2008 to designate 171 Midland Avenue (Scarborough Bluffs Refreshment Room) as being of cultural heritage value or interest.

Dated at Toronto this 3rd day of April, 2008.

Ulli S. Watkiss
City Clerk

Authority: Scarborough Community Council Item 6.30,
as adopted by City of Toronto Council on June 19, 20 and 22, 2007
Enacted by Council: March 31, 2008

CITY OF TORONTO

BY-LAW No. 256-2008

To designate the property at 171 Midland Avenue (Scarborough Bluffs Refreshment Room) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 171 Midland Avenue (Scarborough Bluff's Refreshment Room) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 171 Midland Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 171 Midland Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 171 Midland Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 31st day of March, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**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 19th and early 20th 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 19th 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).

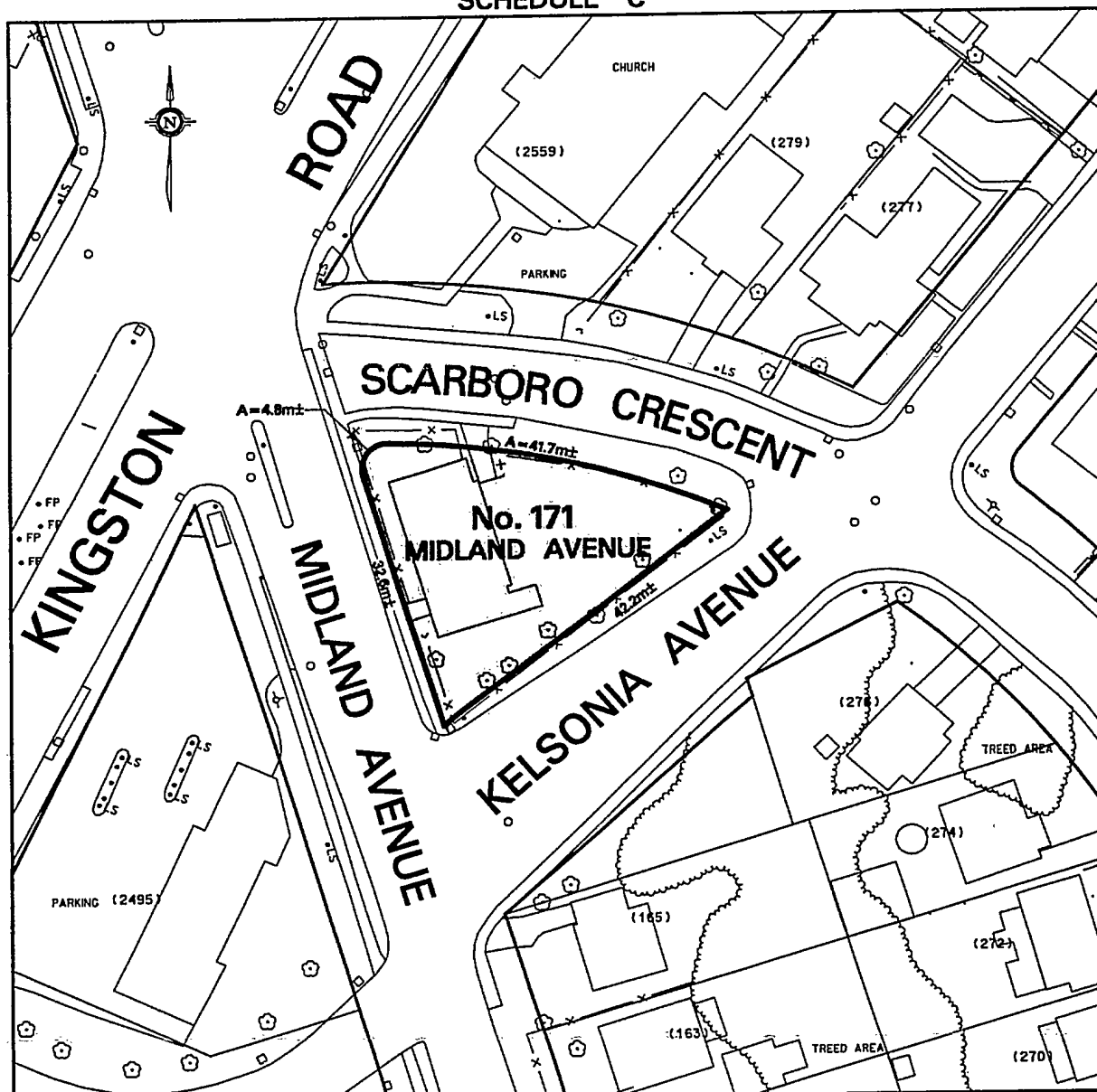
SCHEDULE "B"

PIN 06428-0472 (LT)
LT 48 PL 1566 SCARBOROUGH

City of Toronto (former City of Scarborough) and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2008-031 dated January 30, 2008, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS, IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
 PREPARED BY: FRANK FURFARO

PROPERTY INFORMATION SHEET

**No. 171 MIDLAND AVENUE
 (SCARBOROUGH BLUFFS REFRESHMENT ROOM)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)**

WARD 36 - SCARBOROUGH SOUTHWEST
 DATE: JAN. 30, 2008

SKETCH No. PS-2008-031