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## Heritage Advisory Committee

### Date

2019/02/05

### Time

9:30 AM

### Location

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

### Members

Councillor George Carlson, Ward 11 (Chair)

Rick Mateljan, Citizen Member (Vice-Chair)

Councillor Carolyn Parrish, Ward 5

Michael Battaglia, Citizen Member

Elizabeth Bjarnason, Citizen Member

Robert Cutmore, Citizen Member

Lindsay Graves, Citizen Member

James Holmes, Citizen Member

Cameron McCuaig, Citizen Member

Matthew N. Wilkinson, Citizen Member

### Contact

Megan Piercey, Legislative Coordinator, Legislative Services

905-615-3200 ext. 4915

[megan.piercey@mississauga.ca](mailto:megan.piercey@mississauga.ca)

**NOTE:** To support corporate waste reduction efforts the large appendices in this agenda can be viewed at:

<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

### Find it Online

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>



1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **DECLARATION OF CONFLICT OF INTEREST**

4. **MINUTES OF PREVIOUS MEETING**

4.1. Heritage Advisory Committee Minutes - January 8, 2019

5. **DEPUTATIONS**

6. **PUBLIC QUESTION PERIOD** - 15 Minute Limit (5 Minutes per Speaker)  
Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended the Heritage Advisory Committee may grant permission to a member of the public to ask a question of the Committee with the following provisions:

1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related.
2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
3. The total speaking time shall be five (5) minutes maximum per speaker.

7. **MATTERS TO BE CONSIDERED**

7.1. Request to Demolish a Heritage Listed Property: 70 Queen Street South (Ward 11)

7.2. Request to Alter a Heritage Designated Property: 31 Lakeshore Road East (Ward 1)

7.3. Request to Demolish Heritage Listed Properties: 32 and 34 Queen Street South (Ward 11)

7.4. Request to Demolish a Heritage Listed Property: 24 Ann Street (Ward 1)

7.5. Heritage Planning 2018 Year in Review

8. **SUBCOMMITTEE UPDATES**

9. **INFORMATION ITEMS**

10. **OTHER BUSINESS**

11. **DATE OF NEXT MEETING** – March 5, 2019

12. **ADJOURNMENT**



City of Mississauga  
**Minutes**



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## **Heritage Advisory Committee**

**Date**

2019/01/08

**Time**

9:32 AM

**Location**

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

**Members Present**

Councillor George Carlson, Ward 11 **(Chair)**  
Rick Mateljan, Citizen Member **(Vice-Chair)**  
Councillor Carolyn Parrish, Ward 5  
Elizabeth Bjarnason, Citizen Member  
Robert Cutmore, Citizen Member  
Lindsay Graves, Citizen Member  
James Holmes, Citizen Member  
Matthew N. Wilkinson, Citizen Member

**Members Absent**

Michael Battaglia, Citizen Member  
Cameron McCuaig, Citizen Member

**Staff Present**

John Dunlop, Supervisor, Heritage Planning  
Paula Wubbenhorst, Heritage Planner, Culture Division  
Brooke Herczeg, Heritage Analyst  
Megan Piercey, Legislative Coordinator  
Karen Morden, Legislative Coordinator

1. CALL TO ORDER – 9:32 AM

2. APPROVAL OF AGENDA

Approved (Councillor Parrish)

3. DECLARATION OF CONFLICT OF INTEREST – Nil

4. MINUTES OF PREVIOUS MEETING

4.1. Heritage Advisory Committee Minutes - November 13, 2018

The Chair noted an amendment to Item 10, to specify “Adamson Estate.”

Amended/Approved (R. Cutmore)

5. DEPUTATIONS

5.1 Fernando Moraes, Project Leader, Capital Project Management regarding Great Hall Floor Infill Project

Fernando Moraes, Project Leader, Capital Project Management, shared a video and provided an overview of the Great Hall Floor Infill Project and the replacement of the Skylight in the Great Hall. Mr. Moraes spoke to the purpose of the projects, project timelines, and the positive impacts the projects would have in the Civic Centre in regards to accessibility and modernization. Members of the Committee expressed their support for both projects and stated that it would be a positive improvement to the space.

RECOMMENDATION

HAC-0001-2019

That the deputation by Fernando Moraes, Project Leader, Capital Project Management regarding the Great Hall Floor Infill Project be received for information.

Received (R. Mateljan)

6. PUBLIC QUESTION PERIOD - Nil

No members of the public requested to speak.

7. MATTERS CONSIDERED

7.1. Request to Alter a Heritage Designated Property: 62 Queen Street South (Ward 11)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0002-2019

That the City approve the alteration of the rear wall of the main structure at the heritage designated property at 62 Queen Street South, as per the Corporate Report from the Commissioner of Community Services dated December 11, 2018.

Approved (J. Holmes)

7.2. Request to Alter a Heritage Designated Property: 2275 Britannia Road West (Ward 11)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0003-2019

That the City approve the installation of a pylon sign at the heritage designated property at 2275 Britannia Road West, as per the Corporate Report from the Commissioner of Community Services dated December 11, 2018.

Approved (R. Mateljan)

7.3. Request to Demolish a Heritage Listed Property: 6432 Ninth Line (Ward 10)

Matthew Wilkinson, Citizen Member, spoke to the property being the last in the area to be demolished and stated that it would be a loss to the neighbourhood. Mr. Wilkinson asked staff if Mattamy Homes would use the names of the historical ownership in the new development. John Dunlop, Supervisor of Heritage Planning, indicated that he would contact Mattamy Homes in regards to this request.

RECOMMENDATION

HAC-0004-2019

1. That the property at 6432 Ninth Line, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process with the conditions discussed below as per the Corporate Report from the Commissioner of Community Services dated December 11, 2018.
2. That Community Services staff are directed to contact Mattamy Homes to inquire whether the historical owners' names could be incorporated into the roadway system within the development.

Amended/Approved (M. Wilkinson)

7.4. Request to Demolish a Heritage Listed Property: 846 Chaucer Avenue (Ward 2)

Matthew Wilkinson, Citizen Member, spoke briefly regarding the property's history.

RECOMMENDATION

HAC-0005-2019

That the property at 846 Chaucer Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process as per the Corporate Report from the Commissioner of Community Services dated December 11, 2018.

Approved (J. Holmes)

7.5. Request to Demolish a Heritage Listed Property: 2104 Mississauga Road (Ward 8)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0006-2019

That the property at 2104 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process as per the Corporate Report from the Commissioner of Community Services dated December 11, 2018.

Approved (R. Cutmore)

7.6. Request to Demolish a Heritage Listed Property: 5235 Mississauga Road (Ward 11)

No discussion took place regarding this item. Committee Members noted approval.

RECOMMENDATION

HAC-0007-2019

That the property at 5235 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process as per the Corporate Report from the Commissioner of Community Services dated December 11, 2018.

Approved (R. Mateljan)

7.7. Cultural Heritage Evaluation of 411 Lakeshore Road East (Ward 1)

Rick Mateljan, Citizen Member, noted that he asked staff to evaluate this property and believes it is worthy of a heritage designation. Mr. Mateljan noted that this property has a unique 1950's style of architecture and believes it could be repurposed into a beautiful space. The Committee members agreed that staff review the possibility of a heritage designation of the property.



RECOMMENDATION

HAC-0008-2019

That the Heritage Register Report with respect to the property at 411 Lakeshore Road East, be received for information, and that the feasibility of designation under the Ontario Heritage Act be directed to staff for investigation.

Approved (R. Mateljan)

7.8. 2019 Community Heritage Ontario Membership Renewal

The Committee noted approval of the request.

RECOMMENDATION

HAC-0009-2019

That the renewal of the 2019 Community Heritage Ontario Annual Membership at a cost of \$75.00, as outlined in the Memorandum dated November 19, 2018 from Megan Piercey, Legislative Coordinator, be approved.

Approved (J. Holmes)

8. SUBCOMMITTEE UPDATES

8.1 Heritage Designation Sub-Committee - Nil

8.2 Public Awareness Sub-Committee - Nil

9. INFORMATION ITEMS9.1. 2019 Heritage Advisory Committee Meeting Schedule

Councillor Parrish requested that Heritage Advisory Committee meetings be scheduled on the second Tuesday of the month, to which Megan Piercey, Legislative Coordinator, indicated that staff would investigate.

RECOMMENDATION

HAC-0010-2019

That the Heritage Advisory Committee (HAC) Meeting Schedule for 2019 as outlined in the Memorandum dated November 19, 2018 from Megan Piercey, Legislative Coordinator, be received for information.

Received (Councillor Parrish)

10. OTHER BUSINESS - Nil11. DATE OF NEXT MEETING – February 5, 201912. ADJOURNMENT – 10:01 AM (M. Wilkinson)



City of Mississauga  
**Corporate Report**



<p>Date: 2018/12/19</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: 2019/02/05</p>

## Subject

**Request to Demolish a Heritage Listed Property: 70 Queen Street South (Ward 11)**

## Recommendation

That the property at 70 Queen Street South, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

## Background

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Streetsville Village Core. The City's Heritage Register includes the following description: "Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village" as well as "including extant churches, cemeteries, public buildings and open spaces."

## Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Assessment and drawing package, attached as Appendices 1 and 2 respectively. The consultant has concluded that the structure at 70 Queen Street South is not worthy of designation. Staff concurs with this finding.

## Financial Impact

There is no financial impact resulting from the recommendation in this report.

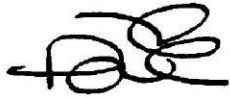
## Conclusion

The owner of 70 Queen Street South has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the Ontario Heritage Act. Staff concurs with this finding.

## Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Drawing Package



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner



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**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT****INTRODUCTION**

Heritage Resources Consulting has been retained to prepare a Heritage Impact Assessment of 70 Queen Street South, lot 7 of Plan STR 2, and originally part of lot 5, concession 5 WHS, Toronto Township by Alpha Prosperity Inc. of Mississauga. The current owners wish to demolish the existing domestic structure, now serving as a commercial business, and replace it with a two-storey office building. The property lies within the Streetsville Core Cultural Landscape and the Mississauga Road Scenic Route, also a cultural heritage area, but is not itself designated as a heritage property.<sup>1</sup>

**CURRENT DESCRIPTION OF 70 QUEEN STREET SOUTH**

The property is located on the west side of Queen Street South which runs through the Streetsville Core Cultural Landscape and forms part of the longer Mississauga Road Scenic Route. 70 Queen Street South is in the northern portion of the former village which was created by Plan Streetsville 2 in 1856 and is identified therein as lot 7 west of King (Queen) Street South. Streetsville was incorporated as a village in 1858 and was amalgamated into the City of Mississauga in 1974.<sup>2</sup> The structure occupying 70 Queen Street South was originally a modest

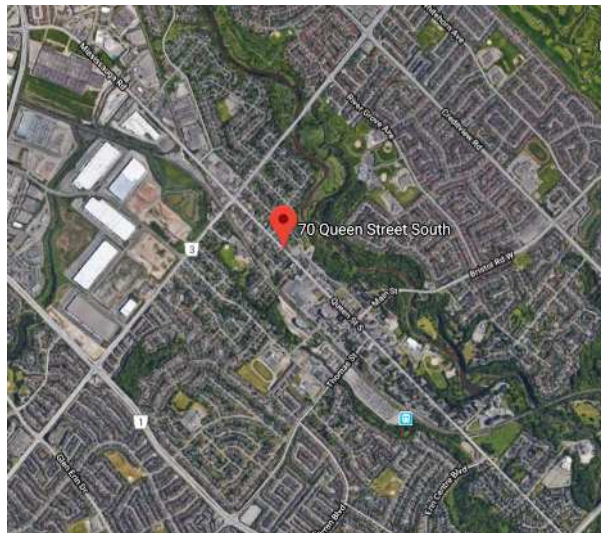


Figure 1 *Aerial View of 70 Queen Street South, Mississauga, 2018. (Google Maps:*

<sup>1</sup> City of Mississauga, Community Services, *Cultural Landscape Inventory* (Jan. 2005); [http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf), City of Mississauga web site, Planning and Building, property information; <https://www.mississauga.ca/portal/services/property>.

<sup>2</sup> *Journals of the Legislative Council of Province of Canada 1858*, 21 & 22 Vic., Chap. XLVII, 24 July 1858; Heritage Mississauga Web Site, "Streetsville," <https://www.heritagemississauga.com/page/Streetsville>.

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

one-storey residence and now serves as the offices and workspaces of a commercial enterprise.



Figure 2 70 Queen Street South, Mississauga looking west at the front façade. (Photo by author, October 2018.)



Figure 3 70 Queen Street South, Mississauga looking east at the rear façade. (Photo by author, October 2018.)



**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

It has undergone substantial changes to both its exterior and interior; these will be reviewed in detail below. The building sits back from Queen Street South and half of its front lawn has been converted to a paving brick and asphalt covered parking area for clients. The rear portion of the property consists largely of a level grass lawn. There is a small metal utility shed at the rear.



Figure 4      *70 Queen Street South, Mississauga looking east at the extensive rear lawn.*  
(Photo by author, October 2018.)

**SITE HISTORY**

This site overview follows the evolution of 70 Queen Street South which is now identified as Lot 7, Plan STR-2, City of Mississauga and is registered as Plan 43R-36881, 24 Nov. 2015 at the Peel County Land Registry Office. Changes in the structure too are discussed where evidence is available.

**PRE-SETTLEMENT**

By the end of the 17<sup>th</sup> century much of what is now southern and south-western Ontario became the territories of the Ojibwe who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley, just to the east of 70 Queen Street South, and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

the larger Ojibwe cultural group early in the 18<sup>th</sup> century.<sup>3</sup> Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured good. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and an economic benefit for the French.

By the 1780s settlers began to stream into what would become Upper Canada, and eventually Ontario. The first arrivals were refugees of the American Revolution, the United Empire Loyalists, and they settled mostly in the eastern portion of the territory and in the Niagara Peninsula. In 1791 Upper Canada was established as a separate colony and two years later its first Lieutenant Governor, John Graves Simcoe, had a road cut through the western lands. This was Dundas Street which runs in an east-west direction just north of Streetsville and our property and remains a major transportation artery to this day.

**1805 TO 1820**

In the first years of the 19<sup>th</sup> century it was becoming clear that European settlement would only increase along lakes Ontario and Erie. In 1805 the Mississauga sold nearly 100,000 acres of land along the western shore of Lake Ontario between York [Toronto] and Burlington Beach. This included their lands around the Credit River, though they retained a reserve on the river and a one-mile wide stretch of land on either side of the river for fishing and hunting.<sup>4</sup> Almost immediately thereafter the government had this land surveyed into the township of Toronto prior to opening it to settlement. Further sales took place in 1818 and 1820 extending Toronto Township northward, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities.

Once more the newly acquired lands were quickly surveyed. Timothy Street who had emigrated from New York state and settled in Upper Canada in 1801 became an enterprising businessman in St. David's near Niagara. He obtained the contract to oversee the surveys of North Toronto Township and other areas in Peel and Halton counties and as a result was granted 4,500 acres of land including the area which would become Streetsville.<sup>5</sup> His entrepreneurial activities and the economic opportunities offered by the mill sites of the Credit River would determine Streetsville's fortunes from the 1820s on into the later part of the nineteenth century.

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<sup>3</sup> Mississauga Heritage Web Site, "Aboriginal Culture"; <http://www.heritagemississauga.com/page/Aboriginal-Culture>.

<sup>4</sup> Donald B. Smith, "The Dispossession of the Mississauga Indians: a Missing Chapter in the early history of Upper Canada," *Ontario History*, Vol. LXXIII, No. 2, June 1981, p. 80; Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), p. xiii.

<sup>5</sup> Heritage Mississauga Web Site, "Streetsville"; <https://www.heritagemississauga.com/page/Streetsville>.

## 70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

## 1820 TO 1858

In 1821 Timothy Street built a grist mill on the Credit River in what would become the lower portion of Streetsville. In 1822 he added a saw mill and, later, a tannery and a distillery.<sup>6</sup> Streetsville gained its name in 1829 when its first post office opened. By 1837 Streetsville had a population of about 500 and was home to millers and millwrights, merchants, blacksmiths, grocers, carpenters, coopers, tailors, saddlers, shoemakers, tanners, a wagonmaker, a cabinet maker and three innkeepers.<sup>7</sup> It was a rising regional centre by mid-century with a population estimated at about 1,000 and was described as “a thriving village.”<sup>8</sup> In 1853 Plan STR-1 was registered for the south portion of Streetsville. The image below shows Street’s industrial activities to the west of Mill Street where he built a home in 1825.

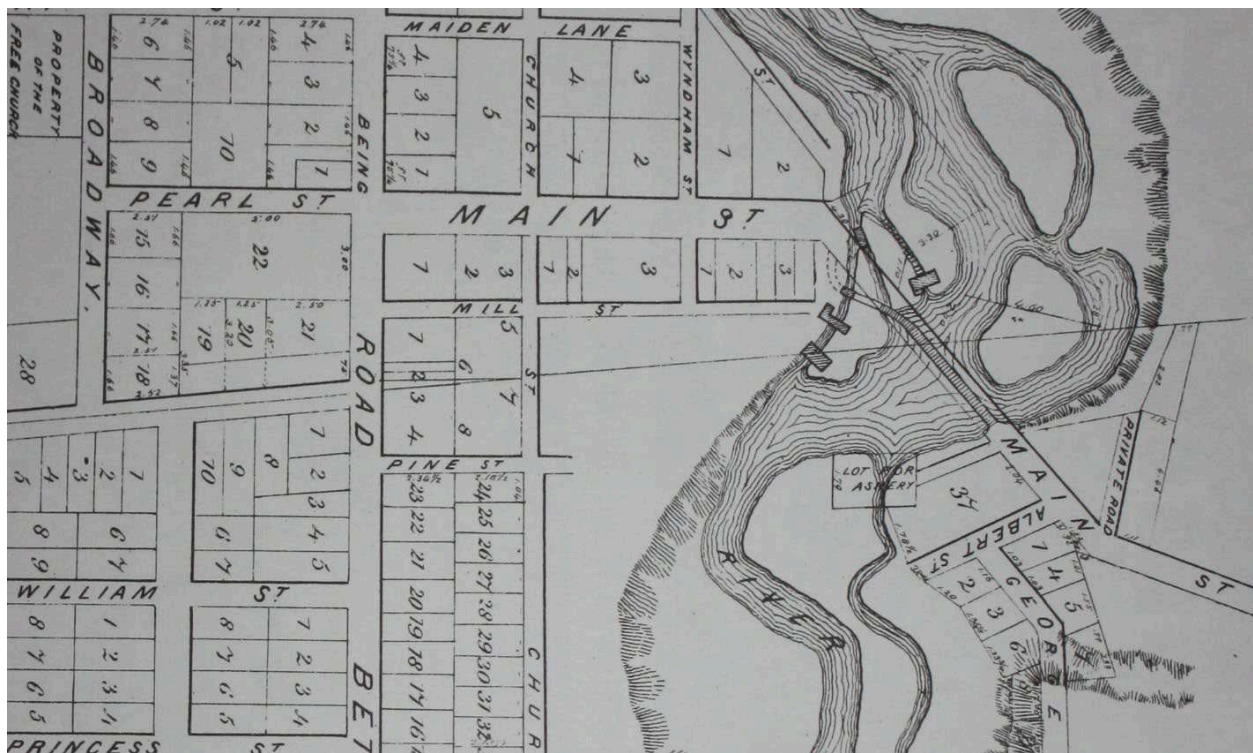


Figure 5 Detail of south Streetsville showing Mill Street and the Street industries on the Credit River to the west. (Image from the 1877 Historical Atlas of Peel County.)

In 1856 a second plan, Plan STR-2, was registered for the northern portion of Streetsville, then described largely as the property of Henry Rutledge and John G. Hyde. This plan identified our property for the first time as lot 7 west of Queen Street. Prior to this the property was officially part of the original 200 acre lot 5, concession 5 WHS in Toronto Township. Plan STR-2 shows

<sup>6</sup> Heritage Mississauga Web Site, “Streetsville”; <https://www.heritagemississauga.com/page/Streetsville>.

<sup>7</sup> George Walton, *The City of Toronto and the Home District Commercial Directory* (T. Dalton and W. J. Coates: Toronto, 1837), pp. 166-67.

<sup>8</sup> Robert W. S. MacKay, *The Canada Directory ... 1851* (John Lovell: Montreal, 1851), p. 363.



**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

Switzer written on lot 7. He had purchased a ¼ acre lot from Henry Rutledge in 1835, likely this same plot of land which would indicate that the northern Streetsville lots were laid out long before the 1856 Plan STR-2 was registered.<sup>9</sup>

Streetsville was incorporated as a village in 1858 and the map below was created in 1859. The area in black likely indicates the portions of the village that were occupied at this date.

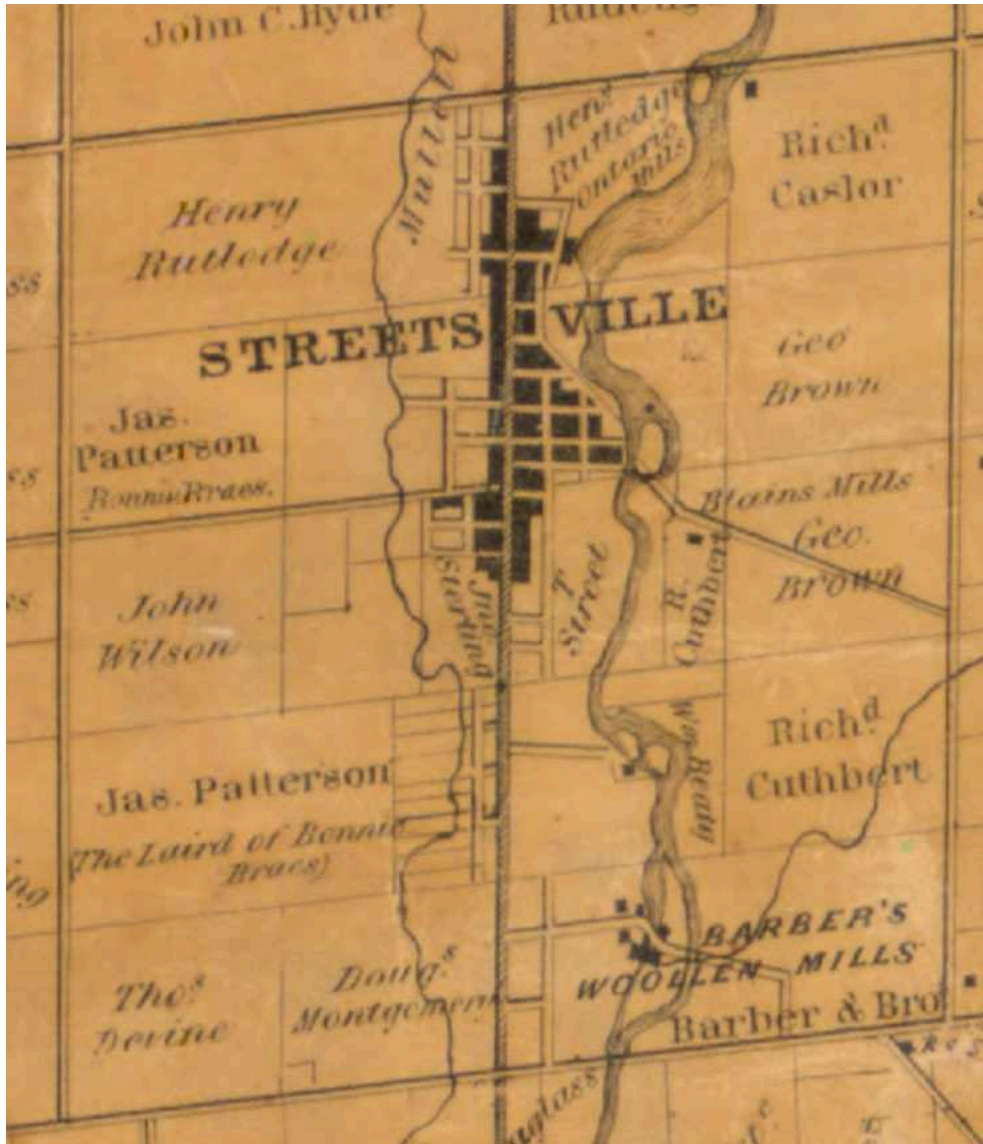


Figure 8 Detail of the Tremaine Map of Peel County, 1859. (Image is from the Thomas Fisher Rare Book Room, University of Toronto; <http://maps.library.utoronto.ca/cgi-bin/files.pl?idnum=1031&title=Tremaine%27s+Map+of+the+County+of+Peel,+Canada+Wes+t+1859.>)

<sup>9</sup> Mary E. Manning, *A History of Streetsville* (Streetsville: Streetsville Historical Society, 1990), p. 5.



<http://www6.mississauga.ca/olmaps/maps.aspx#map=20/-8874238.3/5401422.16/0.9075712110370514>



[http://www6.mississauga.ca/olmaps/maps.aspx#map=20/-8874238.3/5401422.16/0.9075712110370514.](http://www6.mississauga.ca/olmaps/maps.aspx#map=20/-8874238.3/5401422.16/0.9075712110370514)





## 70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

## 1954 TO 2018

The Bergasse family owned the property until 1959 when they sold to William J. Cooper and his wife Sarah Ann (nee Wolfe). The property passed to Edith M. Wolfe who sold it in 1970 to Hinson C. and Beulah J. Colbourne. They in turn sold to Donald and Pamela Stewart in 1975. The Stewart family granted the property to Yvon and Lise Lalonde for \$2.00 in 1979. In 1991 they sold to Terrence Corchynski who in turn again sold the property to Surindar Singh Suri in 2004. The following year Hermeet Singh Suri opened the Homeopathic Plus Centre at 70 Queen Street South. It is likely at this time that the residence was converted to a commercial establishment.<sup>13</sup> The property was purchased by its current owner, Alpha Prosperity Inc., in 2015 though it continues to host the Homeopathic Plus Centre.

In 2015 the following plan was registered with the Peel County Land Registry Office as Plan 43R-36881.

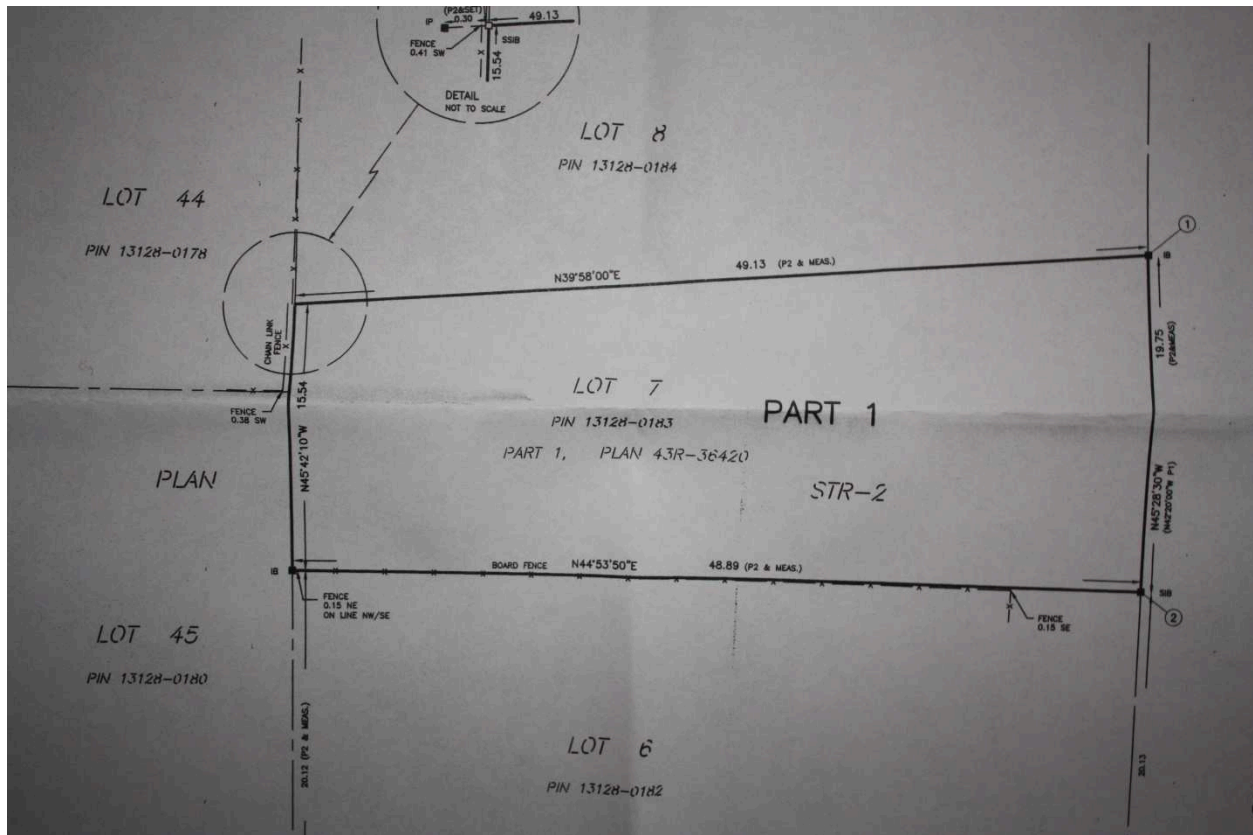
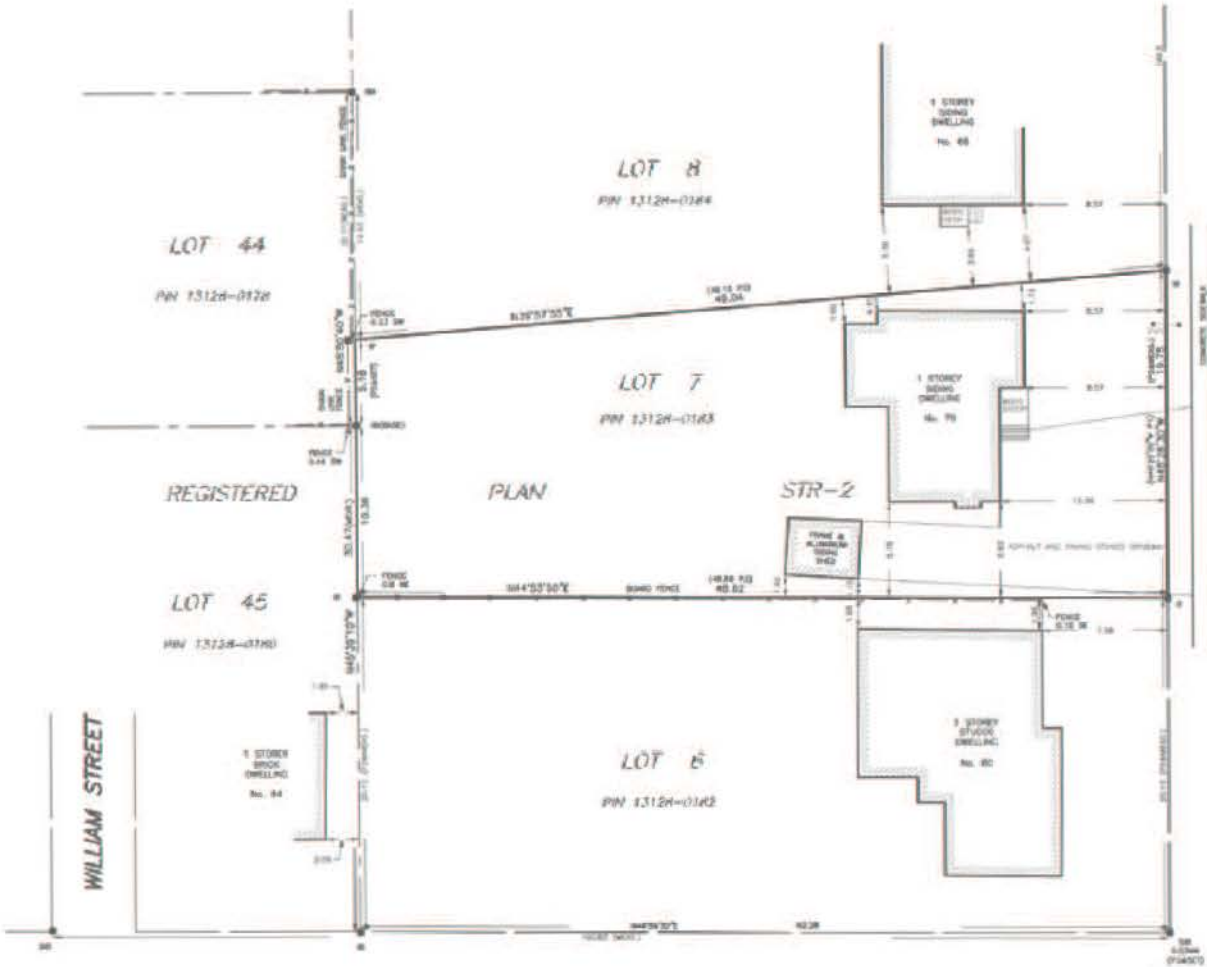


Figure 13 Detail of Plan 43R-36881, a survey of Lot 7, Plan STR-2. (Image from the Peel County Land Registry Office.)

<sup>13</sup> The Homeopathic Plus Centre web site; <https://www.homeopathicpluscentre.com/>.



70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 15 70 Queen Street South as it appeared in 1978. (Image provided by Dorothy Kew and Alexander Oman of the Canadiana Room, Mississauga Central Library, image D569.)



Figure 16 70 Queen Street South as it appears in 2018. (Photo by author, October 2018.)



Figure 17      *The south façade of 70 Queen Street South showing what is likely a replacement fireplace chimney. The utility shed is partially visible at the rear of the house. (Photo by author, October 2018.)*

7.1 - 19  
70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT



Figure 18 *The rear or west façade of 70 Queen Street South. (Photo by author, October 2018.)*



Figure 19 *The north or side façade of 70 Queen Street South. (Photo by author, October 2018.)*

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

The original front windows, one a 'picture' window with side windows and the other a high horizontal six-paned window, have been replaced by two identical three-paned bay windows. The current siding is also a replacement from after 1978. The entrance stairs have been realigned for client access, the residential shrubbery adorning the front façade has been removed and the south portion of the front lawn has been replaced by paving brick and asphalt client parking. The faux stone chimney on the south façade appears to have been added after 1978. The rear façade also has replacement bay windows and a closed in sun room. The windows of the west façade also appear to be replacements. The small rear extension, possibly designed as a sun room, is now used as an office.

**INTERIOR**

70 Queen Street South consists of a single storey and a full basement, part of which is finished. Though designed and occupied for half a century as a domestic residence, the interior of 70 Queen Street South has been completely modified to meet the needs of the commercial venture it now houses. These changes likely were made in 2004 when the previous owner took possession of the property. The following images document the extent of the modifications. While the original residential rooms appear to have been retained, they now fulfill new functions. The waiting room, the first large room to the left of the front entrance, was likely the original living room. Other rooms have been transformed into offices, patient treatment areas and washrooms. A kitchen area on the main floor may date back to the building's residential years.

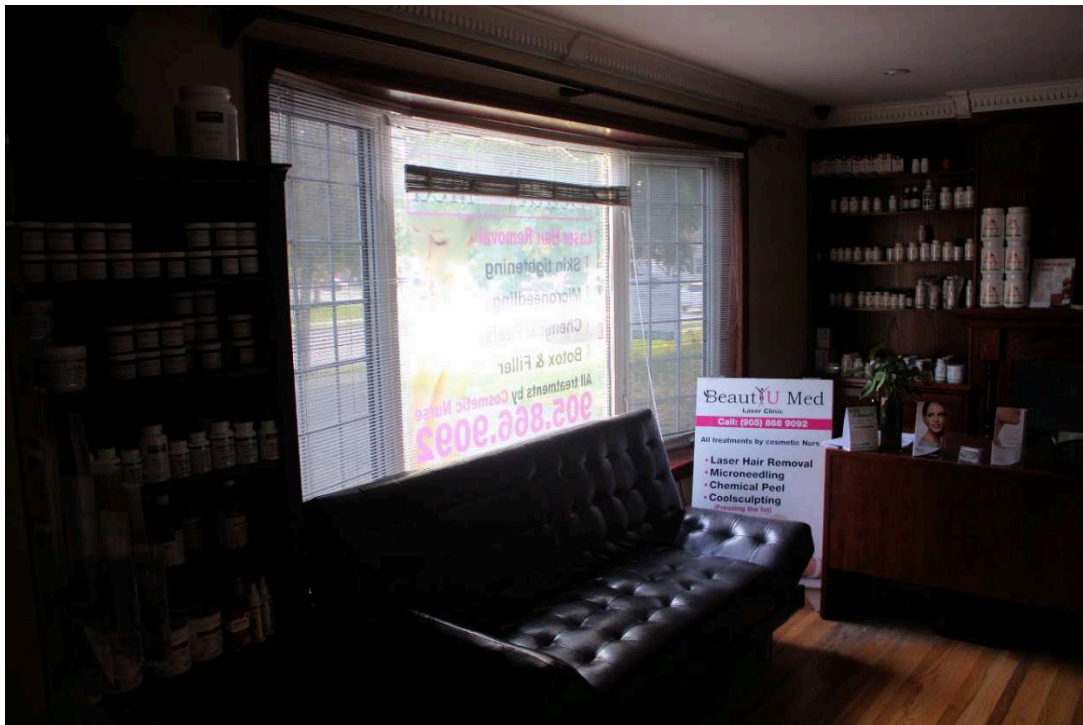


Figure 20 *The waiting room and reception area at 70 Queen Street South. (Photo by author, October 2018.)*

There is also a small metal utility shed on the property.



Figure 27 *The metal utility shed at 70 Queen Street South, looking west. (Photo by author, October 2018.)*



Figure 28 *The north side and rear of the utility shed at 70 Queen Street South. (Photo by author, October 2018,)*



CITY OF MISSISSAUGA

## Cultural Landscape Inventory

Streetsville Village Core

L-HS-3

### SITE DESCRIPTION

Despite the encirclement of Streetsville by encroaching urbanization over the past twenty years, the main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of the street and local features have crept into the many forecourt walls fronting buildings to the north end of the core area. Because of its integration with the surrounding development, the core area remains a local service centre to its surrounding community - albeit to a much larger population base. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries and public buildings, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many of which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.



CITY OF MISSISSAUGA

## Cultural Landscape Inventory

Mississauga Road Scenic Route

F-TC-4

### SITE DESCRIPTION

Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.

[http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf))





<http://www6.mississauga.ca/olmaps/maps.aspx#map=19/-8874244.77/5401429.79/0.9075712110370514>

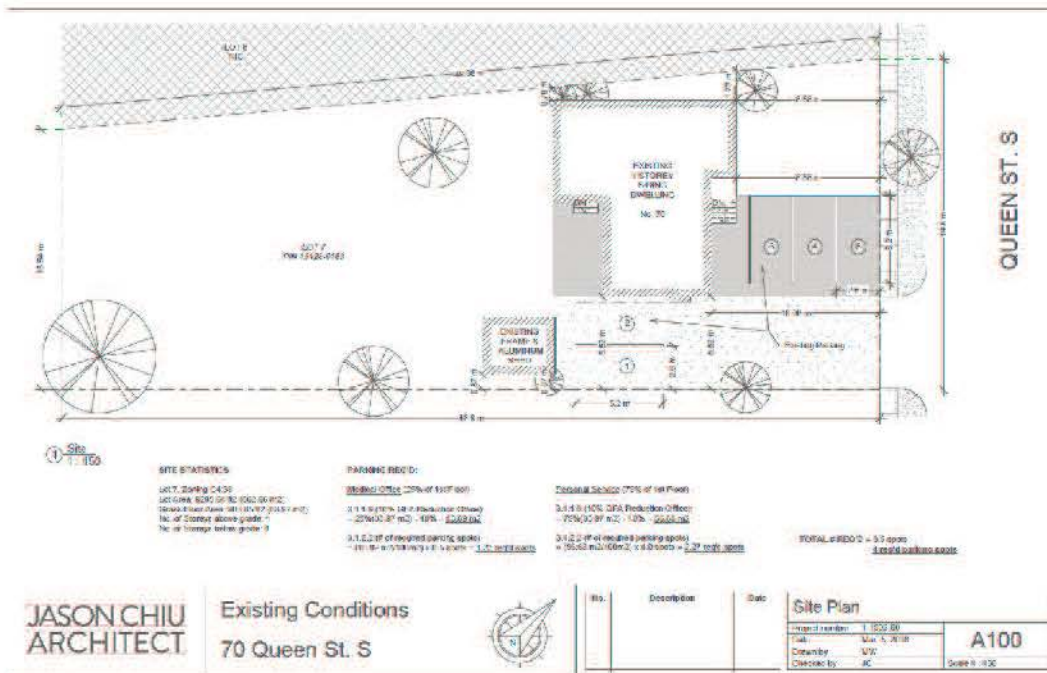




Figure 32 *The juniper tree on the north façade of 70 Queen Street South. (Photo by author, October 2018.)*



Figure 33 *The back lawn at 70 Queen Street South showing several trees at the south and west edges of the property. (Photo by author, October 2018.)*



Figure 34 *The back lawn at 70 Queen Street South showing several trees at the south edge of the property. (Photo by author, October 2018.)*

#### **STREETSCAPE**

Queen Street is the major north-south route through Streetsville and also forms part of the longer Mississauga Road that runs from Port Credit and north of the former village. It is currently a mix of commercial and institutional enterprises with some apartment buildings and a scattering of single-family residences. There are two designated heritage properties in the immediate vicinity of our property. The Orange Hall at 47 Queen Street South was constructed by John Graydon in 1855 on land donated by Henry Rutledge. The Graydon House at 62 Queen Street South was constructed by William and John Graydon about 1865.



Figure 35 *The Orange Hall, 47 Queen Street South, was built by John Graydon in 1855 on land donated by Henry Rutledge. (Mississauga Web Site, "Property Heritage Detail"; [https://www.mississauga.ca/portal/services/property?paf\\_portalId=default&paf\\_communityId=200005&paf\\_pageId=2700006&paf\\_dm=shared&paf\\_gear\\_id=6500016&paf\\_gm=content&paf\\_gear\\_id=6500016&action=heritage\\_desc&id=132812&addressId=224150&invId=23&heritageTab=yes&propDetailsTab=no](https://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=132812&addressId=224150&invId=23&heritageTab=yes&propDetailsTab=no).)*

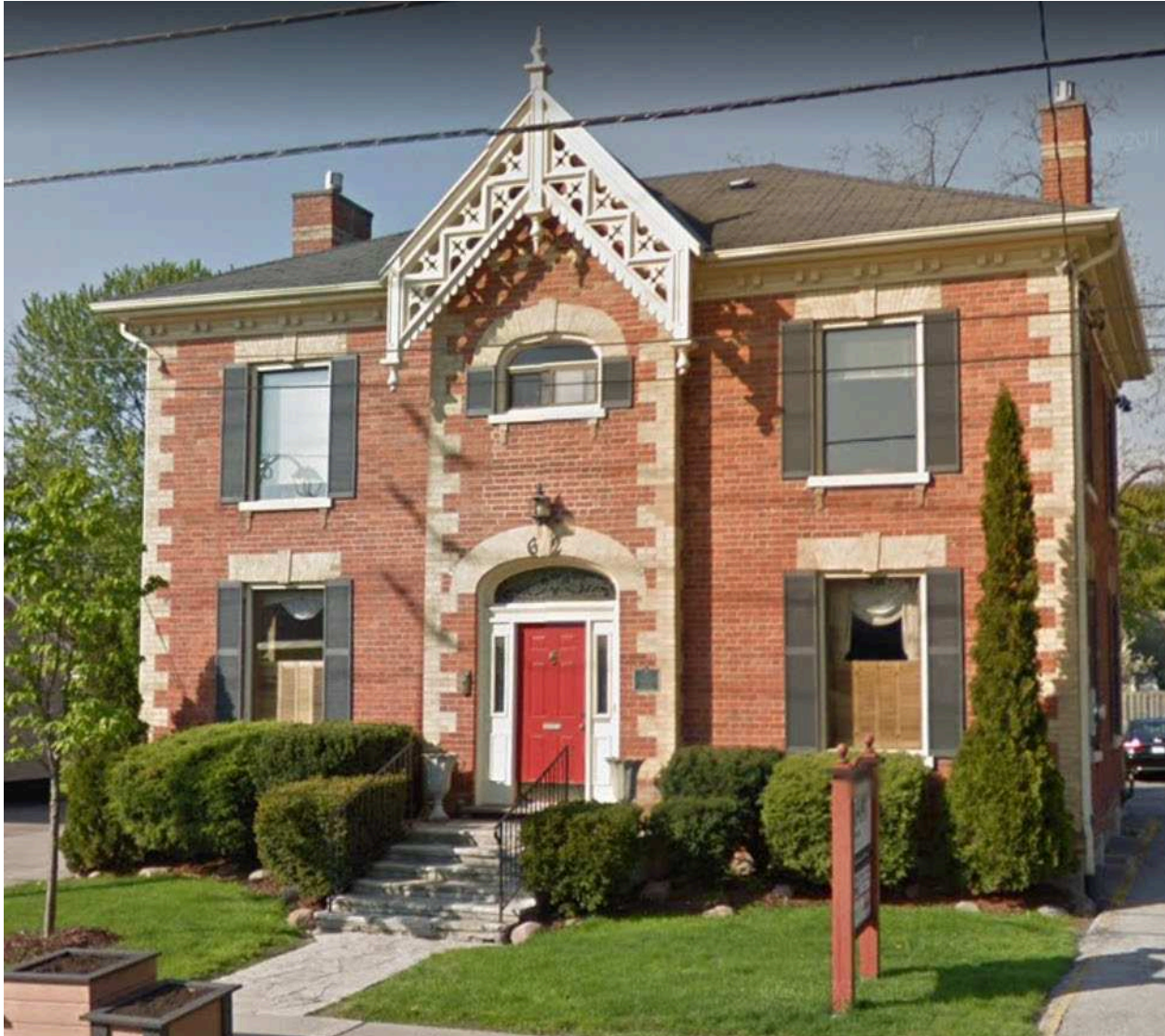


Figure 36 *The Graydon House, 62 Queen Street South, erected circa 1865 by John Graydon. (Canada's Historic Places Web Site; <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15494&pid=0>.)*

To the immediate south of our property is a larger, two-storey house that has also been turned into a commercial venture. To its immediate north is a domestic residence, similar in size to our subject property that has retained its original function as a single-family dwelling. Directly across the street is Trinity Church which also appears, in very altered form, on Plan STR-2 of 1856. Streetscape images reveal an eclectic mix of structures and functions on this stretch of Queen Street South, including new and old commercial buildings, a discretely located strip mall and an apartment building.



Figure 37 *The Chiropractic & Wellness Centre, 80 Queen Street South, immediately south of our subject property. (Photo by author, October 2018.)*



Figure 38 *The domestic residence at 66 Queen Street South immediately to the north of our subject property. (Photo by author, October 2018.)*



Figure 39 *Trinity Anglican Church, immediately across the street from our property. (Photo by author, October 2018.)*



Figure 40 *The east side of Queen Street South looking north from our subject property. (Photo by author, October 2018.)*



Figure 41 *The east side of Queen Street South looking south from our subject property. (Photo by author, October 2018.)*



Figure 42 *The west side of Queen Street South looking north from our subject property. (Photo by author, October 2018.)*





Figure 43 *The west side of Queen Street South looking south from our subject property. (Photo by author, October 2018.)*

#### **PROPOSED DEVELOPMENT: STRUCTURE AND LANDSCAPE**

Alpha Prosperity Inc., the current owner of 70 Queen Street South, wishes to replace the existing single-storey structure with a two-storey office building. The proposed development would be closer to Queen Street South than the current building and client parking would be relegated to the rear of the new structure. The front façade is modern in appearance but contains window, lighting and awning elements and a recessed entranceway that speak to nineteenth century commercial architecture. The current development with its references to past design elements helps Streetsville to retain “the distinct scale and character of a rural farming town.”<sup>14</sup> The parking entrance driveway runs along the north side of the new building. The development will require the removal of several existing trees and the existing rear grass lawn will be paved to accommodate the office complex’s parking requirements. The following images show the footprint and elevations of the new development as well as floor plans and a streetscape with the new structure integrated into it.

<sup>14</sup> City of Mississauga Web Site, “70 Queen Street South Property Heritage Detail;” [https://www.mississauga.ca/portal/services/property?paf\\_portalId=default&paf\\_communityId=200005&paf\\_pageId=2700006&paf\\_dm=shared&paf\\_gear\\_id=6500016&paf\\_gm=content&paf\\_gear\\_id=6500016&action=heritage\\_desc&id=132856&addressId=224241&invId=1607&heritageTab=yes&propDetailsTab=no](https://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=132856&addressId=224241&invId=1607&heritageTab=yes&propDetailsTab=no).

70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

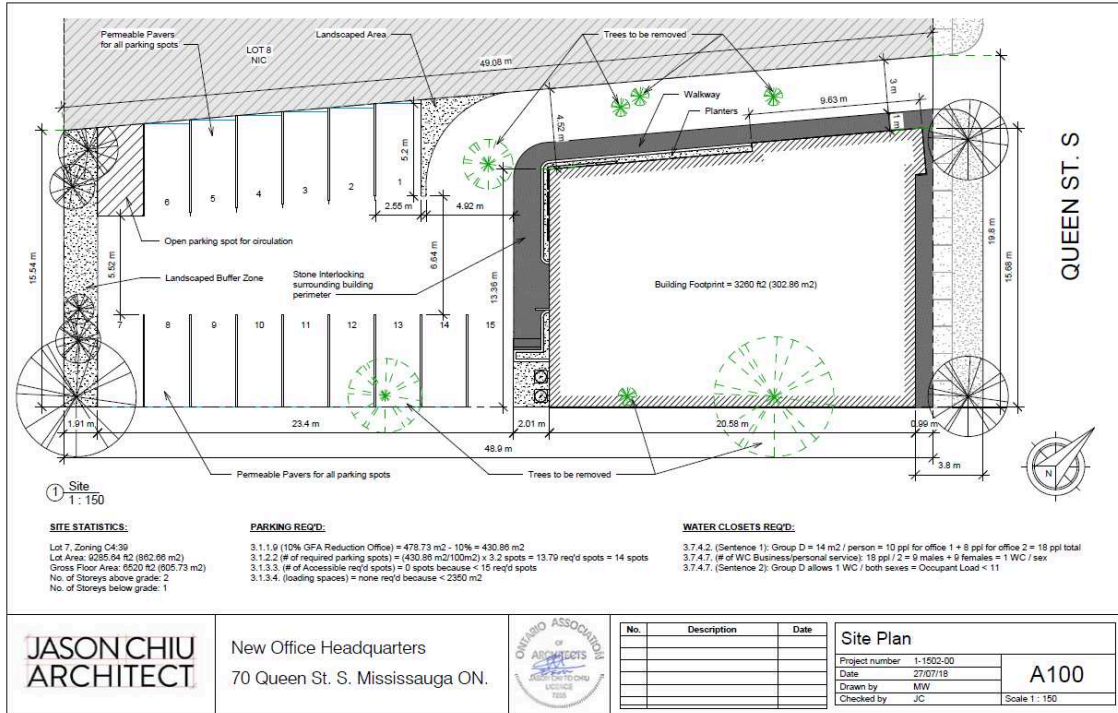


Figure 44 The new structure and its landscape as proposed for 70 Queen Street South. (Image from Alpha Prosperity Inc. 2018.)

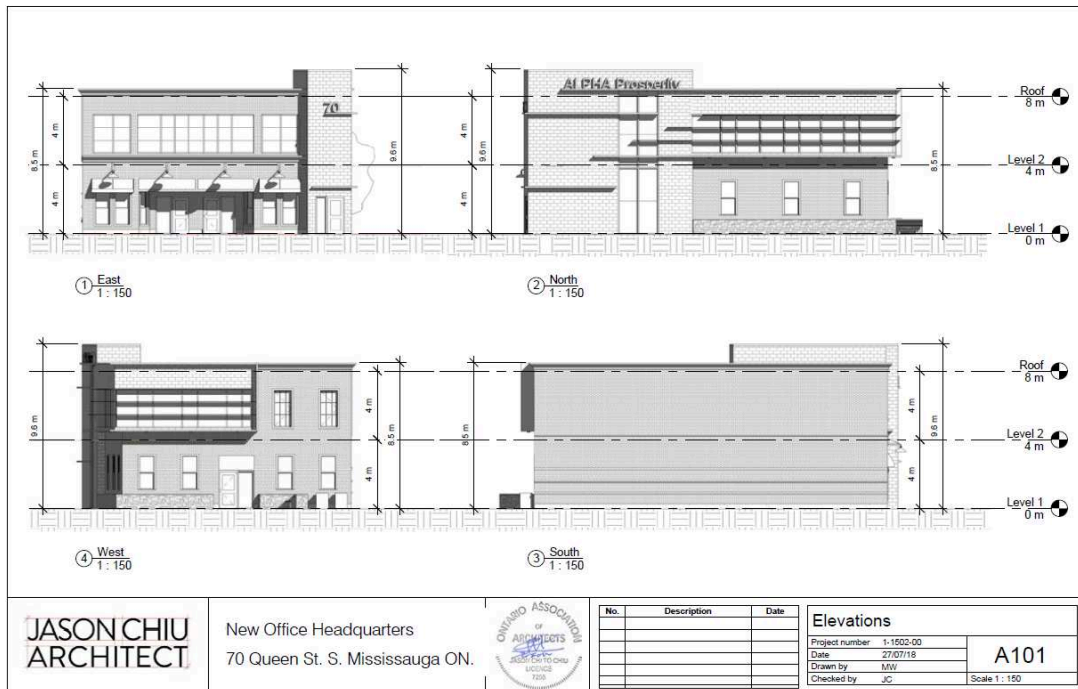


Figure 45 Elevations of the new development proposed for 70 Queen Street South. (Image from Alpha Prosperity Inc. 2018.)

7.1 - 33  
**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**



Figure 48 West and east side elevations showing the integration of the new structure. (Image from Alpha Prosperity Inc., 2018.)



Figure 49 *Detail of new project integration into existing streetscape. (Image from Alpha Prosperity Inc., 2018.)*

## ASSESSMENT OF THE EXISTING RESIDENCE BASED ON REGULATION 9/06 OF THE ONTARIO HERITAGE ACT

The following criteria were prepared as a guide in the designation of properties of cultural heritage value or interest under Part IV of the Ontario Heritage Act and are presented in the Ontario Heritage Tool Kit published in 2006 (Figure 50).

**ONTARIO REGULATION 9/06**  
MADE UNDER THE  
**ONTARIO HERITAGE ACT**

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**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

**Transition**

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Figure 50 “Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Properties in Ontario’s Communities,” (Queen’s Printer for Ontario: Toronto, 2006), p. 22.)

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT****DESIGN OR PHYSICAL VALUE**

The original structure at 70 Queen Street South appears to have been a well-built though modest example of post-World War II domestic architecture. It has undergone substantial change over the years, both inside and out, in its transformation from a domestic residence to an office building. The most significant of these are the replacement of most, if not all, of the original windows with new designs and the functional alteration of the front grounds and internal room usage. 70 Queen Street South is not a rare, unique, or early example of a style, type, expression, material or construction method. It does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

**HISTORICAL OR ASSOCIATIVE VALUE**

70 Queen Street South was initially part of the original 200 acre lot 5, concession 5 of Toronto Township that was granted by patent to Timothy Street in January 1820, just after the northern portion of Toronto Township had been surveyed for the first time. In 1827 Street sold the east half of this lot to Henry Rutledge though the sale was not registered until 1859. Rutledge sold what is likely our lot to James R. Switzer in 1835 and his name is written on lot 7 of Plan STR-2 which was registered in 1856. Maria Switzer sold this property in 1857 to Edward J. Ogden. The Rutledge family reacquired the property in 1872 and it went through a number of owners over the next century, identified above, until the existing structure, the first known to be on the property, was erected in 1953 or 1954. The structure became a commercial venture in 2005. The two names of historical significance in its chain of ownership, Timothy Street and the Rutledge family, never resided on this property. This overview of ownership indicates that the property does not exhibit historical or associative values.

**CONTEXTUAL VALUE**

70 Queen Street South is not important in defining, maintaining or supporting the character of the area and it is not a landmark in the area.

**ASSESSMENT OF EXISTING RESIDENCE FOR CONSERVATION BASED ON THE ONTARIO PROVINCIAL POLICY STATEMENT**

The Ontario Provincial Policy Statement provides the following direction for the conservation of cultural heritage:

“2.6.1 Significant built heritage resources and significant heritage landscapes shall be preserved.”

While the question of the cultural heritage landscape values of 70 Queen Street South are dealt with below, the above built heritage evaluation indicates that the property does not contain significant built heritage resources.

 **CITY OF MISSISSAUGA** Cultural Landscape Inventory  
**Mississauga Road Scenic Route** **F-TC-4**

**Location** Parallels the Credit River on its west bank

**Heritage or Other Designation** Scenic Road

**Landscape Type** Transportation

**LANDSCAPE ENVIRONMENT**

- Scenic and Visual Quality
- Natural Environment
- Horticultural Interest
- Landscape Design, Type and Technological Interest

**HISTORICAL ASSOCIATION**

- Illustrates Style, Trend or Pattern
- Direct Association with Important Person or Event
- Illustrates Important Phase in Mississauga's Social or Physical Development
- Illustrates Work of Important Designer

**BUILT ENVIRONMENT**

- Aesthetic/Visual Quality
- Consistent Early Environs (pre-World War II)
- Consistent Scale of Built Features
- Unique Architectural Features/Buildings
- Designated Structures

**OTHER**

- Historical or Archaeological Interest
- Outstanding Features/Interest
- Significant Ecological Interest
- Landmark Value

 **CITY OF MISSISSAUGA** Cultural Landscape Inventory  
**Streetsville Village Core** **L-HS-3**

**Location** Located on Mississauga Road west of the Credit River and south of Britannia Road

**Heritage or Other Designation** Numerous designated properties

**Landscape Type** Historic Settlement (Village)

**LANDSCAPE ENVIRONMENT**

- Scenic and Visual Quality
- Natural Environment
- Horticultural Interest
- Landscape Design, Type and Technological Interest

**HISTORICAL ASSOCIATION**

- Illustrates Style, Trend or Pattern
- Direct Association with Important Person or Event
- Illustrates Important Phase in Mississauga's Social or Physical Development
- Illustrates Work of Important Designer

**BUILT ENVIRONMENT**

- Aesthetic/Visual Quality
- Consistent Early Environs (pre-World War II)
- Consistent Scale of Built Features
- Unique Architectural Features/Buildings
- Designated Structures

**OTHER**

- Historical or Archaeological Interest
- Outstanding Features/Interest
- Significant Ecological Interest
- Landmark Value

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT****LANDSCAPE ENVIRONMENT (MISSISSAUGA ROAD SCENIC ROUTE)****1. SCENIC AND VISUAL QUALITY**

The landscape at 70 Queen Street South is largely utilitarian in nature. The front lawn is half paved for client parking and the rear lawn consists of a flat grass area with several trees on its southern and western borders. The property does not exhibit the lush flora patterns evident further south on the Mississauga Road Scenic Route.

**3. HORTICULTURAL INTEREST**

The property at 70 Queen Street South does not contain flora of special interest.

**4. LANDSCAPE DESIGN, TYPE AND TECHNOLOGICAL INTEREST**

There is nothing of special landscape design or technical interest on the property at 70 Queen Street South.

**HISTORICAL ASSOCIATION (MISSISSAUGA ROAD SCENIC ROUTE AND STREETSVILLE VILLAGE CORE)****1. ILLUSTRATES STYLE, TREND OR PATTERN**

The structure on the 70 Queen Street South property was likely erected in 1953 or 1954 and is a modest one-storey residence now used as a wellness centre. As such it cannot be said to illustrate a style, trend or pattern reflecting the characteristics of either the Mississauga Road Scenic Route or the Streetsville Village Core.

**3. ILLUSTRATES IMPORTANT PHASE IN MISSISSAUGA'S SOCIAL OR PHYSICAL DEVELOPMENT**

The property at 70 Queen Street South is a relatively recent development and cannot be said to illustrate an important phase in Mississauga's social or physical development.

**BUILT ENVIRONMENT****1. AESTHETIC/VISUAL QUALITY (STREETSVILLE VILLAGE CORE)**

70 Queen Street South is a simple domestic residence of recent construction that does not reinforce the aesthetic or visual qualities of the Streetsville Village Core.



**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT****3. CONSISTENT SCALE OF BUILT FEATURES (MISSISSAUGA ROAD SCENIC ROUTE)**

The scale of built features surrounding 70 Queen Street South range from single and multiple family dwellings, single commercial structures and a strip mall, and, directly across the street, a church of modern design. Both the existing structure and the new development are consistent with the widely varying scale of the surrounding built environment

**5. DESIGNATED STRUCTURES (STREETSVILLE VILLAGE CORE)**

There are two designated properties in proximity to 70 Queen Street South, the Graydon House at 62 Queen Street South and the Orange Hall constructed in 1855. Both properties are noted above in the **STREETSCAPE** portion of this report.

**OTHER****1. HISTORICAL OR ARCHITECTURAL INTEREST (MISSISSAUGA ROAD SCENIC ROUTE AND STREETSVILLE VILLAGE CORE)**

While there is no evidence of features of historical or archaeological interest on the property at 70 Queen Street South and no documentary evidence of a structure on the site until 1953 or 1954, there is archaeological potential due to the proximity to the Credit River. The proponent is cautioned that during development activities, should archaeological materials be found on the property the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).

**RECOMMENDATION**

As researched and evaluated above, the property at 70 Queen Street South does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act. Nor does the property warrant preservation under the definition in the Provincial Policy Statement which reads:

*Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be assessed through a conservation plan or heritage impact assessment.*<sup>15</sup>

<sup>15</sup> Ontario Provincial Policy Statement, 2005 (Queen's Printer for Ontario: Toronto, 2005), p. 29.

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

The property does not exhibit significant landscape environment features as outlined in the City of Mississauga's Cultural Landscape Inventory for the Streetsville Village Core or the larger Mississauga Road Scenic Route.

**QUALIFICATIONS OF AUTHOR****Robert Joseph Burns**

Principal

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**Education**

- PhD. in history, University of Western Ontario, London, ON

**Career Highlights**

- Principal, Heritage Resources Consulting, 1995 to the present
- Historian, Parks Canada, 1976 to 1995
- Manuscript editor, *Dictionary of Canadian Biography*, University of Toronto, 1973 to 1976

**Summary**

Dr. Burns has over four decades of experience in historical research and analysis. As a Parks Canada Project Historian he prepared a narrative and structural history of Inverarden, a Cornwall, Ontario domestic property built in 1816, and a structural and social history of Fort Wellington National Historic Site at Prescott, Ontario. As a member (history) of the Federal Heritage Buildings Review Office (FHBRO) from 1990 to 1995 he participated in the review of some 500 federal properties including CFB Esquimalt and the Kingston Penitentiary. As a consultant since 1995 he has completed a wide range of heritage assessment and research projects in co-operation with Heritage Research Associates, Inc., Ottawa and has prepared FHBRO cultural heritage assessment reports on numerous federal properties including CFB Goose Bay and its buildings, hangars, munitions bunkers and former nuclear weapons storage facilities. His examination of the temporary storage of nuclear weapons at Goose Bay during the Korean War crisis led to the publication of "Bombs in the Bush," *The Beaver*, Jan. 2005.

### Heritage Assessment Projects

*Heritage Assessments prepared for the Federal Heritage Buildings Review Office*

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.
- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types included office/admin buildings, barracks, drill halls, garages, gate/guard houses, lecture/training buildings, mess halls, quarters, shops and recreational buildings.
- Bedford Institute of Oceanography, Heritage Assessment of the Van Steenburg and Polaris Buildings, 2003.
- Hudson's Bay Company Post (abandoned), Ukkusiksalik National Park, Nunavut, 2005.
- Nanaimo Foundry, Nanaimo, BC, 2005.
- Heritage Assessments of the following lighthouses, lightstations and range light towers in the Great Lakes and Atlantic regions, 2006-2008:
  - Shoal Island Lighthouse, Manitoulin Island, Heritage Assessment 2006.
  - Badgeley Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
  - Byng Inlet Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
  - Brebeuf Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
  - Pigeon Island Rear Range Light Tower, Lake Ontario, Heritage Assessment 2006.
  - Pointe Au Baril Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
  - Rondeau East Pier Light Tower, Lake Erie, Heritage Assessment 2006.
  - Stokes Bay Rear Range Light Tower, Lake Huron, Heritage Assessment 2006.
  - Owen Sound Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
  - Brebeuf Island Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
  - Chantry Island Lighthouse Dwelling, Lake Huron, Heritage Assessment 2006.
  - Gros Cap Reef Lighthouse, St. Mary's River, Heritage Assessment 2006.
  - Janet Head Lighthouse, Manitoulin Island, Heritage Assessment 2006.
  - Red Rock Lighthouse, Georgian Bay, Heritage Assessment 2006.
  - Snug Harbour Lighthouse, Georgian Bay, Heritage Assessment 2006.
  - Byng Inlet Front Range Light Tower, Georgian Bay, Heritage Assessment 2007.
  - Kagawong Lighthouse, Manitoulin Island, Heritage Assessment 2007.
  - Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment 2007.
  - Shaganash Light Tower, Lake Superior, Heritage Assessment 2007.
  - Saugeen River Front Range Light Tower, Lake Huron, Heritage Assessment 2007.
  - Saugeen River Rear Range Light Tower, Lake Huron, Heritage Assessment 2007.
  - Shoal Light Tower, Lake Rosseau, ON., Heritage Assessment 2007.
  - Wilson Channel Front Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
  - Wilson Channel Rear Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

- Canso Front Range Light, Heritage Assessment, 2008.
- Canso Rear Range Light, Heritage Assessment, 2008.
- Cape Croker Light Tower, Heritage Assessment, 2008.
- Jones Island Front Range Light, Heritage Assessment, 2008.
- Jones Island Rear Range Light, Heritage Assessment, 2008.
- Margaree Harbour Front Range Light, Heritage Assessment, 2008.
- Margaree Harbour Rear Range Light, Heritage Assessment, 2008.
- Thunder Bay Main Lightstation, Heritage Assessment, 2008.
- West Sister Rock Lighttower, Heritage Assessment, 2008.

*Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program*

- Great Duck Island, Georgian Bay, ON, 2010.
- Janet Head Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Kagawong Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Killarney East Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Killarney Northwest Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Victoria Beach Lighthouse, NS, Heritage Assessment, 2011.
- Schafner Point Lighthouse, NS, Heritage Assessment, 2011.
- Port Bickerton Lighthouse, NS, Heritage Assessment, 2011.
- McNab Point Lighthouse, Heritage Assessment, 2011.
- Saugeen River Front Range Light, Heritage Assessment, 2011.
- Saugeen River Rear Range Light, Heritage Assessment, 2011.
- Pointe au Baril Front Range Light, Heritage Assessment, 2014.
- Pointe au Baril Rear Range Light, Heritage Assessment, 2014.
- Snug Harbour Front Range Light, Heritage Assessment, 2014.
- Snug Harbour Rear Range Light, Heritage Assessment, 2014.

*Heritage Assessments prepared for the private sector*

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.
- residence, 2560 Mindemoya Road, Mississauga, Heritage Impact Statement, 2018

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

- residence/offices, 70 Queen Street South, Mississauga, Heritage Impact Assessment, 2018

*Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust*

- J. L. Kraft, Fort Erie, ON, 2003.
- Reid Mill, Streetsville, ON, 2004.
- George Weston, Toronto, ON., 2005.
- Pauline McGibbon, Sarnia, ON, 2006.
- W. P. Bull, Brampton, ON, 2007.
- Founding of Englehart, ON, 2008.
- George Drew, Guelph, ON, 2008.
- Founding of Latchford, ON, 2009.
- Ball's Bridge, Goderich, ON, 2011.
- Canadian Tire Corporation, 2012.
- Ontario Paper Mill, 2013.
- Louise de Keriline Lawrence, 2016

**Publications and Other Major Projects**

- "God's chosen people: the origins of Toronto society, 1793-1818", *Canadian Historical Association: Historical Papers, 1973*, Toronto, 1974. Republished in J. Bumsted (ed.), *Canadian History Before Confederation: Essays and Interpretations*, 2nd ed. (Georgetown, Ont.: Irwin-Dorsey Ltd., 1979).
- "James Grant Chewett", "William Botsford Jarvis", "George Herkimer Markland" and "Thomas Gibbs Ridout" published in the *Dictionary of Canadian Biography*, vol. IX, Toronto, 1976.
- "The post fur trade career of a North West Company partner: a biography of John McDonald of Garth", *Research Bulletin No. 60*, Parks Canada, 1977. Reprinted in *Glengarry Life*, Glengarry Historical Society, 1981.
- "Inverarden: retirement home of North West Company fur trader John McDonald of Garth". *History and Archaeology No. 25*, Parks Canada, 1979. First printed as *Manuscript Report Series No. 245*, 1978.
- "Fort Wellington: a Narrative and Structural History, 1812-38", *Manuscript Report Series No. 296*, Parks Canada, 1979.
- A review of J.M.S. Careless (ed.), *The Pre-Confederation Premiers: Ontario Government Leaders, 1841-1867* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIII, No.1, March 1981.
- A review of Mary Larratt Smith (ed.), *Young Mr. Smith in Upper Canada* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIV, No. 2, June 1982.
- "William Jarvis", "Robert Isaac Dey Gray" published in the *Dictionary of Canadian Biography*, Vol. V, Toronto, 1983.
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## 70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT

- "Cornwall, Ontario" in *The Canadian Encyclopedia* (Edmonton: Hurtig Publishers, 1985).
- "Samuel Peters Jarvis [with Douglas Leighton]" and "Samuel Smith Ridout" in the *Dictionary of Canadian Biography*, Vol. VIII, Toronto, 1985.
- "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).
- "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
- "Upper Canada In the Making, 1796-1812", *Horizon Canada*, No. 23, August 1985.
- A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada, 1776-1812* (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.
- Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
- "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
- Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
- "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
- "Packaging Food and Other Consumer Goods in Canada, 1867-1927: A guide to Federal Specifications For Bulk and Unit Containers, Their Labels and Contents" *Microfiche Report Series No. 217* (1985).
- "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
- "Thomas Ridout" in the *Dictionary of Canadian Biography*, Vol. VI, Toronto, 1987.
- "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
- Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images sponsored by the National Archives of Canada, 1987.
- "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
- "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
- "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.
- *Guardians of the Wild: A History of the Warden Service of Canada's National Parks* (University of Calgary Press, 2000).

**70 QUEEN STREET SOUTH, MISSISSAUGA HERITAGE IMPACT ASSESSMENT**

- “‘Queer Doings’: Attitudes toward homosexuality in nineteenth century Ontario,” *The Beaver*, Apr. May. 2003.
- “Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953,” *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

**Related Professional Associations**

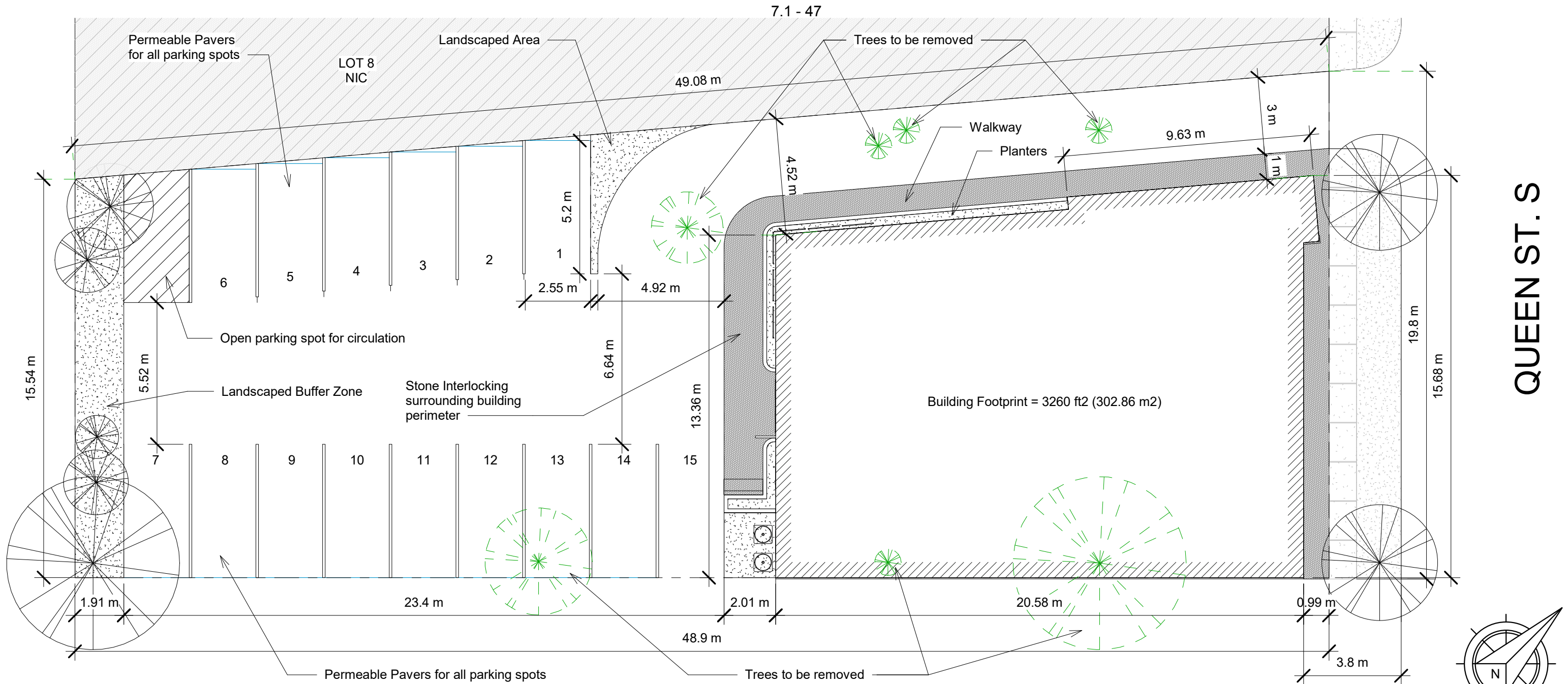
- **Professional member of Canadian Association of Heritage Professionals.**
- Member of Federal Heritage Building Review Board (retired).
- Chair, Heritage Central Elgin.
- President of the Sparta (Ontario) and District Historical Society.
- Member, St. Thomas-Elgin Branch of the Architectural Conservancy of Ontario.
- Member (Past), Board of Directors, Elgin County Archives Association.
- Member, Board of Directors, Sparta Community Association.
- Former member, Board of directors, and Publications Committee Chair, Ontario Historical Society.
- Past president, Stormont, Dundas and Glengarry Historical Society.
- Past chair, Local Architectural Conservation Advisory Committee, Cornwall, ON.
- Former chair, Heritage sub-committee, “Central Elgin - Growing Together Committee,” Municipality of Central Elgin.

## . APPENDIX 1

## CHAIN OF OWNERSHIP

- lot 5, concession 5 WHS, Toronto Township was granted by Crown patent to Timothy Street in January 1820
- Timothy Street sold the eastern 90 acres of lot 5, concession 5 WHS to Henry Rutledge in 1827 but the sale was not registered until November 1859, memorial 7512
- in October 1835 Henry Rutledge sold a ¼ acre lot to James R. Switzer
- James R. Switzer's name is written on lot 7 west of Queen Street South, Streetsville in Plan STR-2, plan is registered at the Peel County Land Registry Office
- in September 1857 Maria Switzer signed a quit claim on a ¼ acre plot in lot 5, concession 5, memorial 4267
- lot 7 Queen Street South, Streetsville became part of the James E. Rutledge estate and was sold to John C. Rutledge in January 1888, memorial 537 Streetsville
- in October 1913 Maurice Phelan and his wife signed a quit claim on the property in favour of Harry N. Kumf, memorial 1172 Streetsville
- Kumf in turn sold the property to Joseph Phair in December 1913, memorial 1180 Streetsville
- Edna M. Burns (nee Phair) sold the property to Robert H. Jones in May 1916, memorial 2284 Streetsville
- Robert H. Jones granted the property to Margaret H. J. Honsberger in May 1949, memorial 2543 Streetsville
- in February 1953 Margaret Honsberger granted the property to David J. and Elise H. Bergasse, memorial 3027 Streetsville
- in March 1953 David and Elise Bergasse took out a mortgage of \$9,335 on the property, likely to finance the construction of the existing house, memorial 3042 Streetsville
- in May 1959 David and Elise Bergasse granted the property to William J. and Sarah A. Cooper, memorial 6630 Streetsville
- in 1968 the property transferred from the William J. Cooper estate to the Samuel E. Wolfe estate
- in July 1968 the property was granted from the Samuel E. Wolfe estate to Edith M. Wolfe
- in January 1970 Edith Wolfe granted the property to Hinson C. and Beulah J. Colbourne, memorial 130308
- in August 1975 Hinson and Beulah Colbourne granted the property to Donald and Pamela Stewart, memorial 361561VS
- in April 1979 Donald and Pamela Stewart granted the property to Yvon and Lise Lalonde, memorial 511392
- in February 1991 Yvon and Pamela Lalonde granted the property to Terrence Gorchynski, memorial 963776
- December 2004 Terrence Gorchynski sold the property to Surindar Singh Suri, memorial PR770571
- in 2005 the Homeopathic Plus Centre opened at 70 Queen Street South
- in December 2015 the property was transferred to the current owner, memorial PR2834159





QUEEN ST. S

1 Site  
1 : 150

**SITE STATISTICS:**

Lot 7, Zoning C4:39  
 Lot Area: 9285.64 ft2 (862.66 m2)  
 Gross Floor Area: 6520 ft2 (605.73 m2)  
 No. of Storeys above grade: 2  
 No. of Storeys below grade: 1

**PARKING REQ'D:**

3.1.1.9 (10% GFA Reduction Office) = 478.73 m2 - 10% = 430.86 m2  
 3.1.2.2 (# of required parking spots) = (430.86 m2/100m2) x 3.2 spots = 13.79 req'd spots = 14 spots  
 3.1.3.3. (# of Accessible req'd spots) = 0 spots because < 15 req'd spots  
 3.1.3.4. (loading spaces) = none req'd because < 2350 m2

**WATER CLOSETS REQ'D:**

3.7.4.2. (Sentence 1): Group D = 14 m2 / person = 10 ppl for office 1 + 8 ppl for office 2 = 18 ppl total  
 3.7.4.7. (# of WC Business/personal service): 18 ppl / 2 = 9 males + 9 females = 1 WC / sex  
 3.7.4.7. (Sentence 2): Group D allows 1 WC / both sexes = Occupant Load < 11

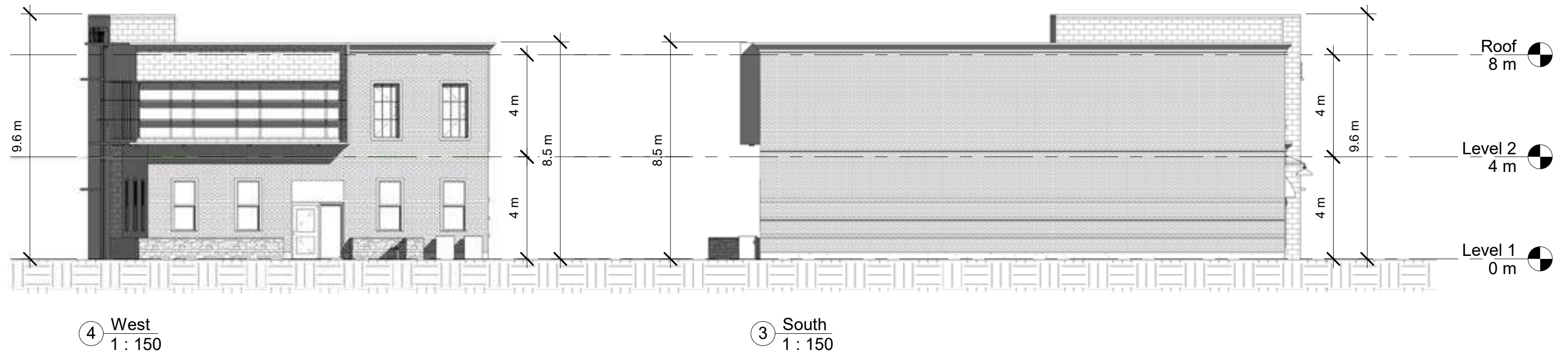
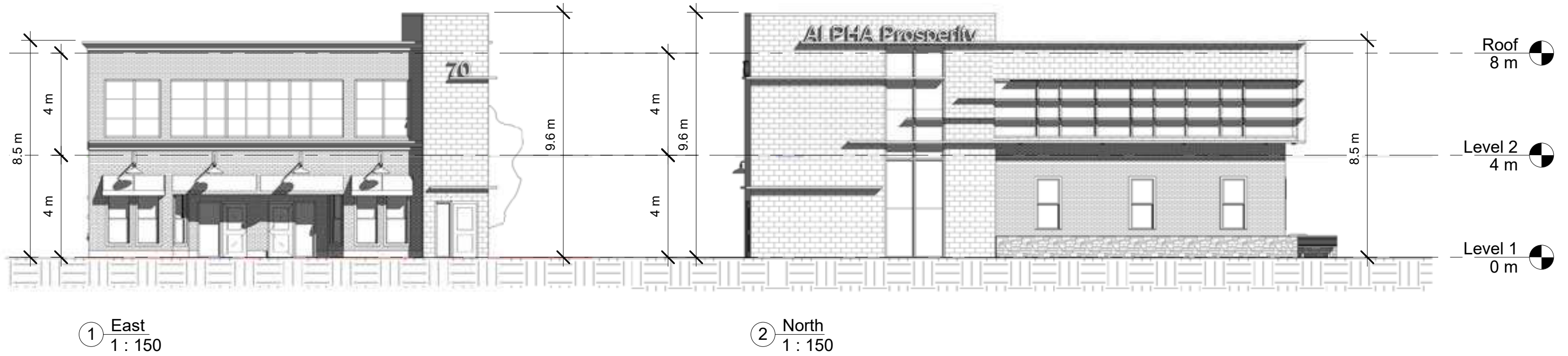
**JASON CHIU  
ARCHITECT**

**Jason Chiu**  
 New Office Headquarters  
 70 Queen St. S. Mississauga ON.  
**New Office HQ**



No.	Description	Date

Site Plan		A100
Project number	1-1502-00	
Date	27/07/18	
Drawn by	MW	
Checked by	JC	
Scale 1 : 150		



**JASON CHIU  
ARCHITECT**

New Office Headquarters  
70 Queen St. S. Mississauga ON.



No.	Description	Date

**Elevations**

Project number	1 00
Date	27/07/18
Drawn by	MW
Checked by	JC

**A101**  
Scale 1 : 150

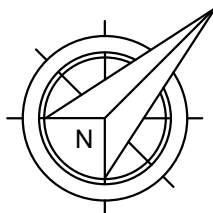
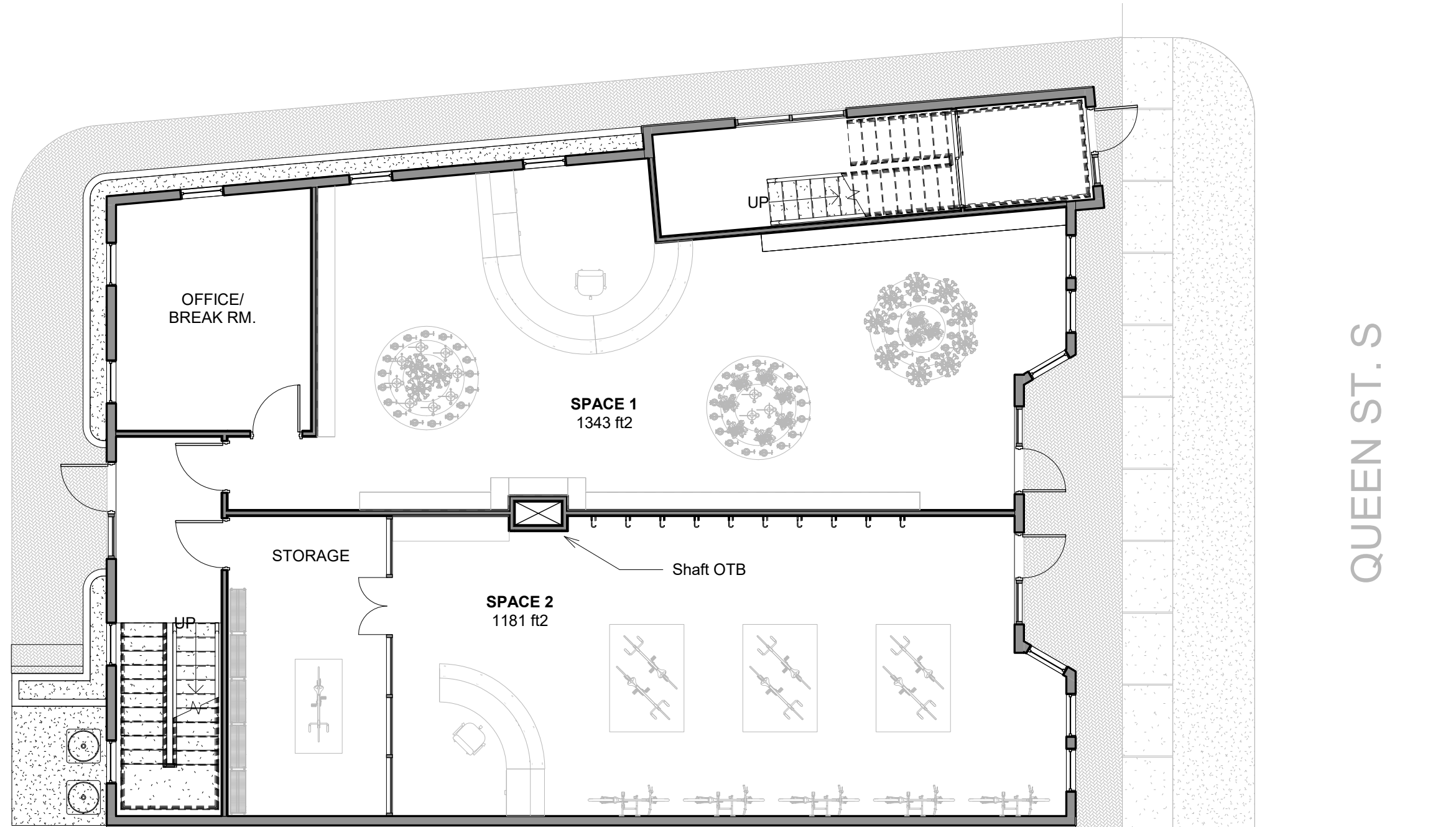
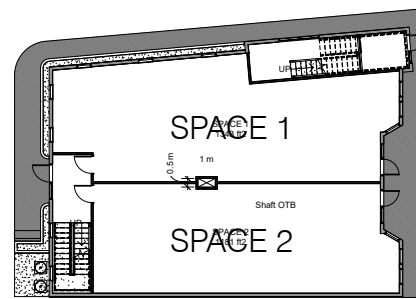
**C4 PERMITTED USES ACCORDING TO PARKING CALCULATIONS (Zoning 3.1.2.2. & 6.2.1.)**

**SPACE 1 | Flower Shop**

- Food Bank
- **Garden Center**
- Library
- Office

**SPACE 2 | Bicycle Shop**

- Animal Care Establishment
- Art Gallery, Museum
- Personal Service Establishment
- **Repair Establishment**
- Retail Store



① Level 1  
1 : 100

**JASON CHIU  
ARCHITECT**

**Jason Chiu**  
New Office Headquarters  
70 Queen St. S. Mississauga ON.  
**New Office HQ**



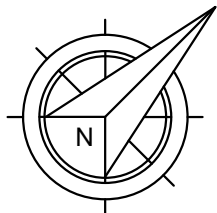
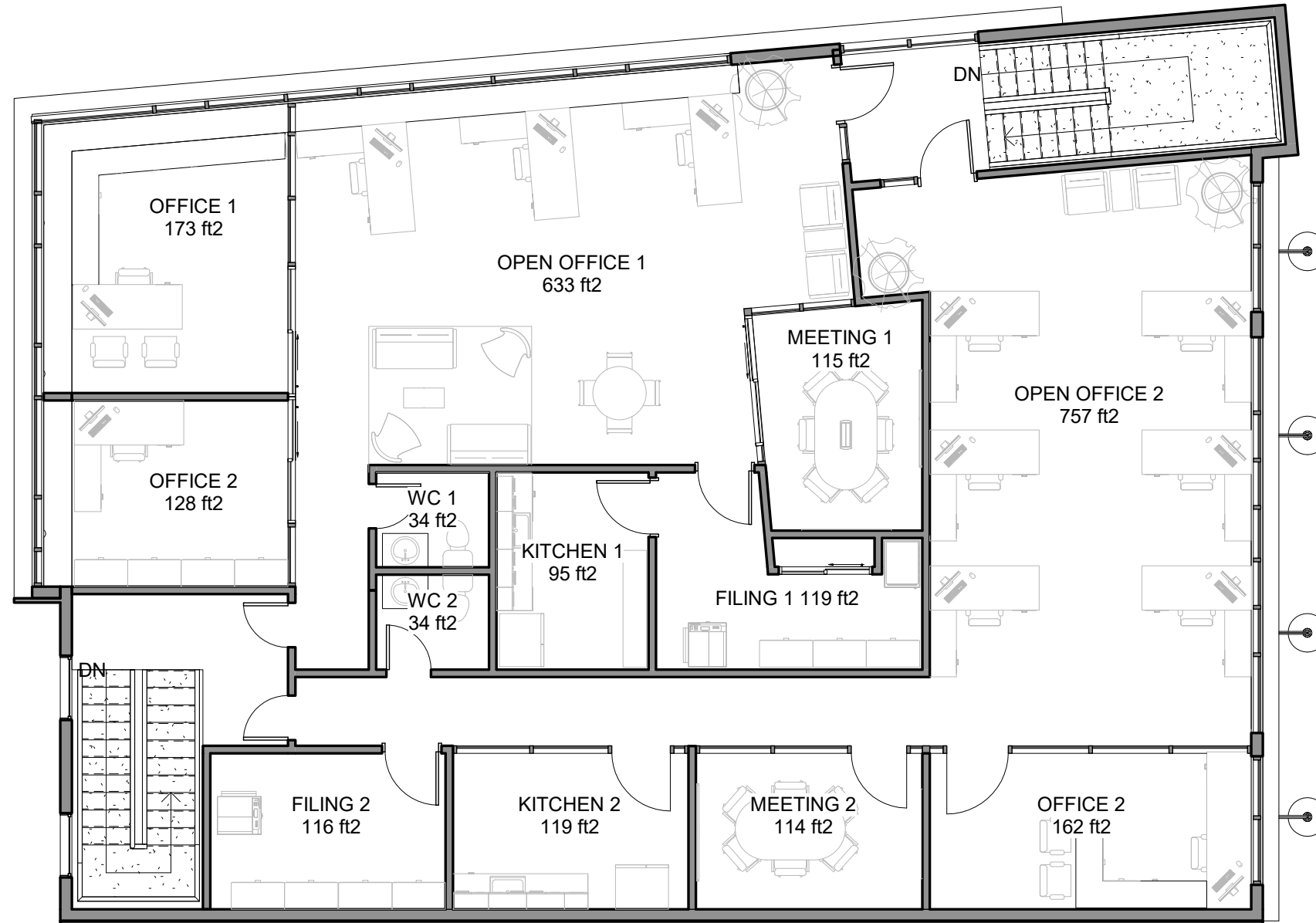
No.	Description	Date

**Ground Floor Plan**

Project number	1-1502-00
Date	27/07/18
Drawn by	MW
Checked by	JC

**A102**

Scale 1 : 100



① Level 2  
1 : 100

**JASON CHIU**  
**ARCHITECT**

**Jason Chiu**  
New Office Headquarters  
70 Queen St. S. Mississauga ON.  
**New Office HQ**

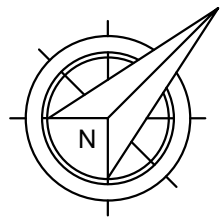
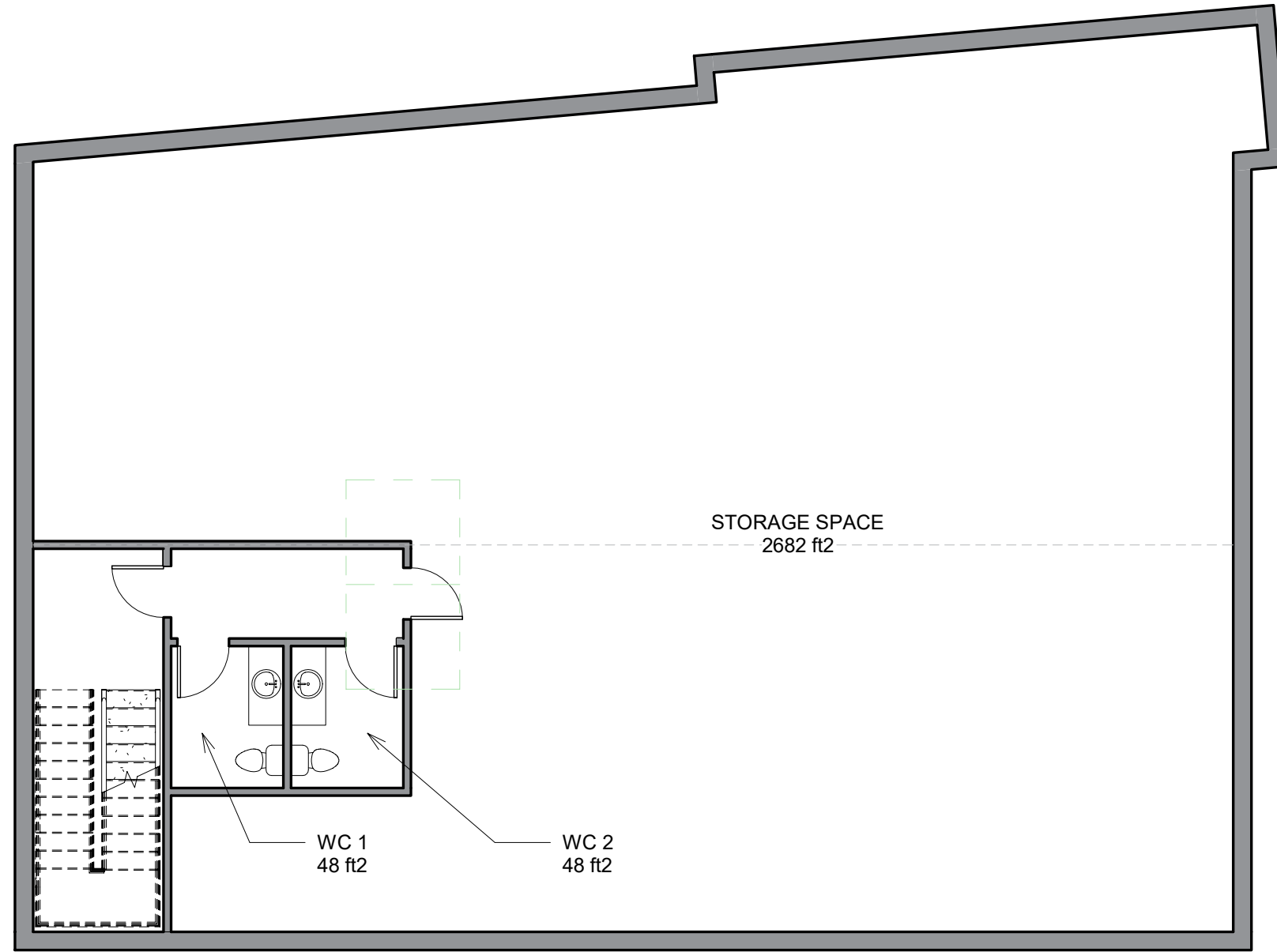


No.	Description	Date

**Second Floor Plan**

Project number	1-1502-00
Date	27/07/18
Drawn by	MW
Checked by	JC

**A102**  
Scale 1 : 100



① Basement  
1 : 100

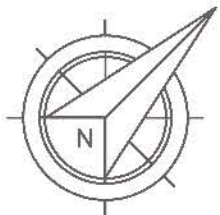
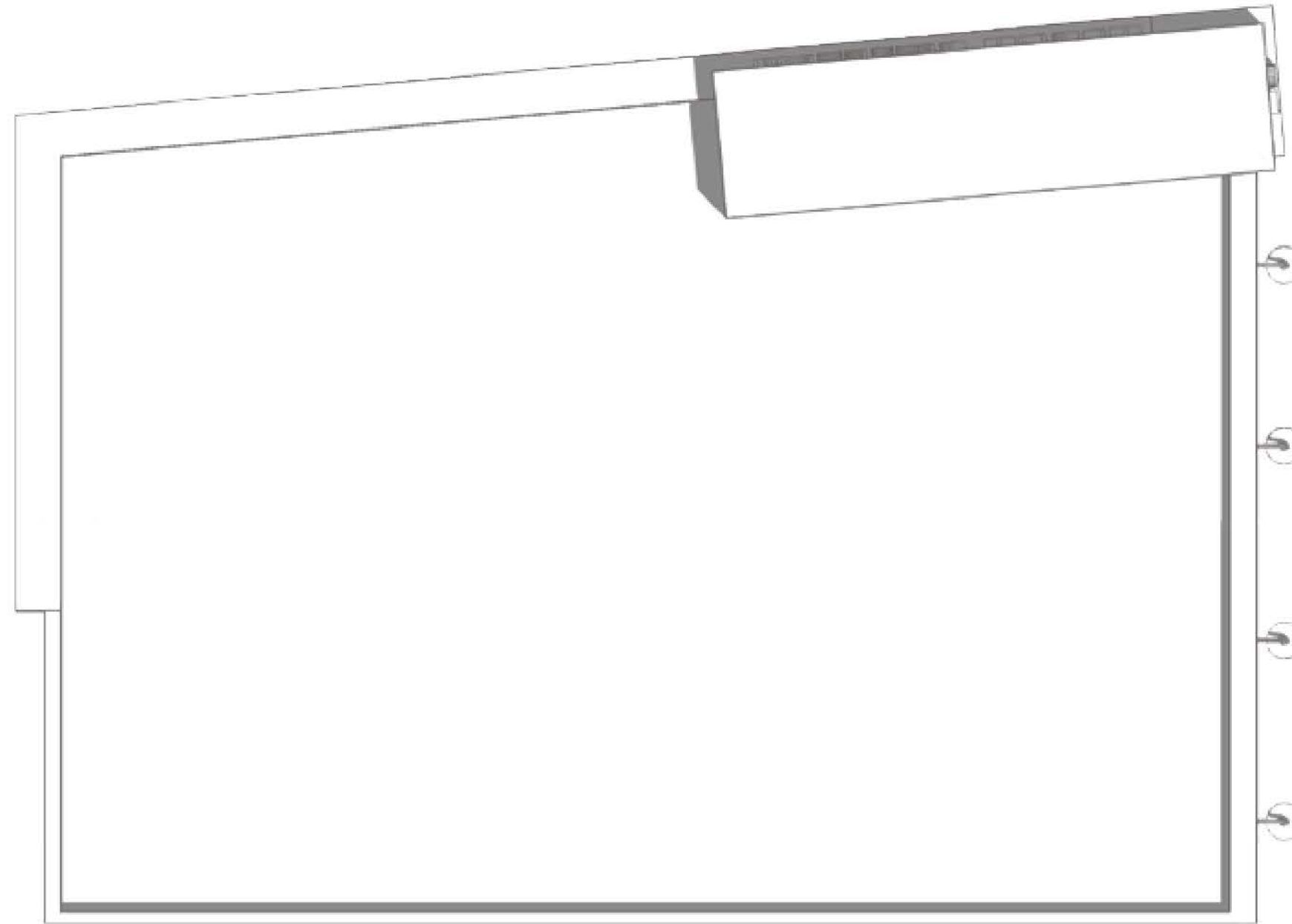
**JASON CHIU  
ARCHITECT**

New Office Headquarters  
70 Queen St. S. Mississauga ON.



No.	Description	Date

Basement Floor Plan		A104
Project number	1-1502-00	
Date	27/07/18	
Drawn by	MW	
Checked by	JC	
Scale 1 : 100		



① Roof  
1 : 100

**JASON CHIU  
ARCHITECT**

New Office Headquarters  
70 Queen St. S. Mississauga ON.



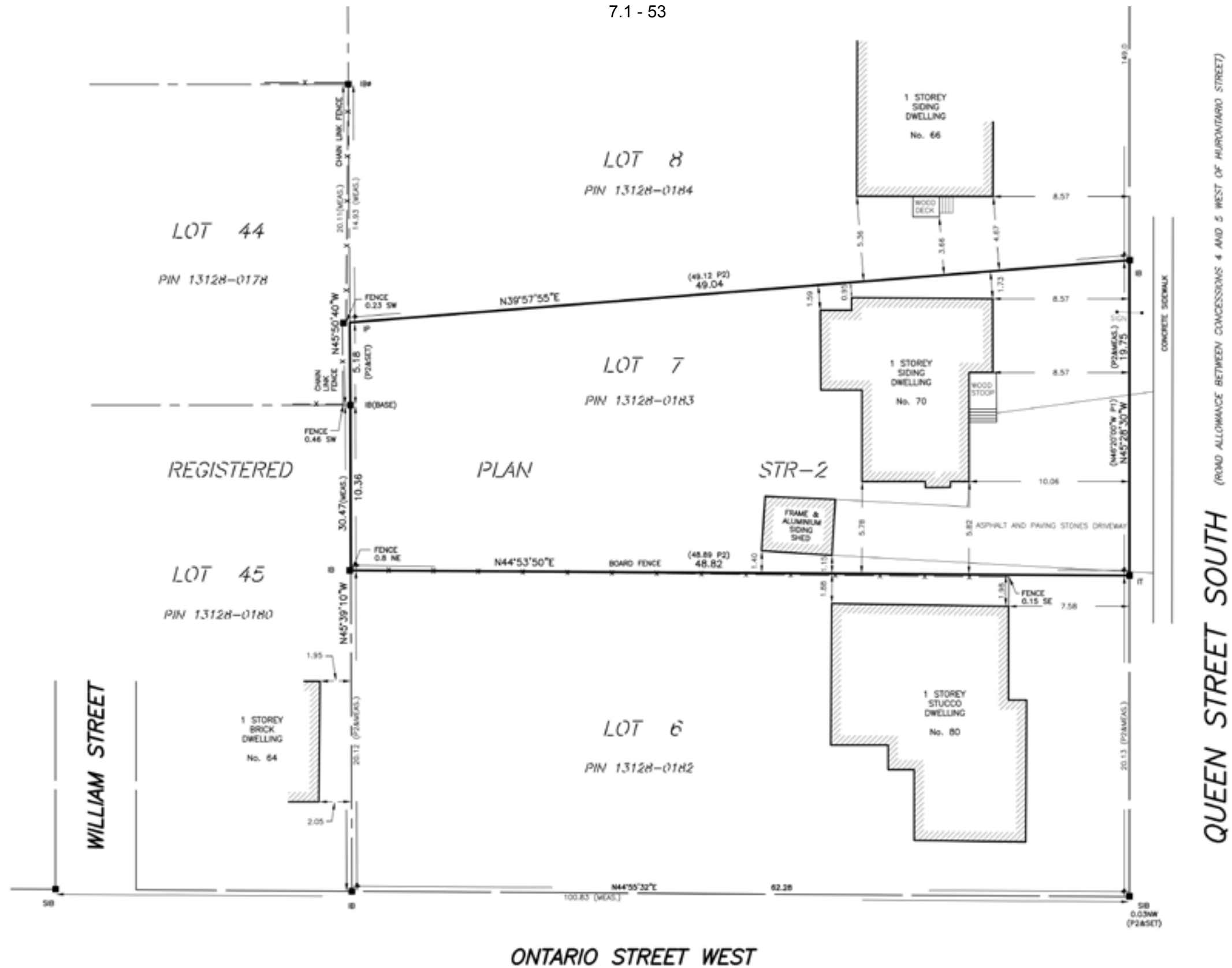
No.	Description	Date

**Roof Floor Plan**

Project number 1-1502-00  
Date 27/07/18  
Drawn by MW  
Checked by JC

**A105**

Scale 1 : 100



PIN 13204 - 0001

QUEEN STREET SOUTH (ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 WEST OF HURONTARIO STREET)

**JASON CHIU  
ARCHITECT**

New Office Headquarters  
70 Queen St. S. Mississauga ON.

No.	Description	Date

**Land Survey**

Project number	1-1502-00
Date	27/07/18
Drawn by	MW
Checked by	JC

**A106**

Scale 1 : 100



KEY PLAN

QUEEN ST. WEST ELEVATION



70 Queen St. Project

QUEEN ST. EAST ELEVATION



Under Construction

Trinity Church Streetville

**JASON CHIU  
ARCHITECT**

New Office Headquarters  
70 Queen St. S. Mississauga ON.

No.	Description	Date

**Site Elevation**

Project number	1-1502-00
Date	27/07/18
Drawn by	MW
Checked by	JC

**A107**

Scale 1 : 100





7.1 - 55

42 Queen St. S | Residential House

45 Queen St. S | Ananthan & Associates Dentistry

47 Queen St. S | Vita Center

69 Queen St. S | Trinity Church Streetsville

85 Queen St. S | Drohan Realstate Brokerage

100 Queen St. S | Dr. Laurel Segall Clinic

115 Queen St. S | Subway

125 Queen St. S | Ontario Christian Book Store

123 Queen St. S | Mondello Restaurant



KEY PLAN

Ontario Christian Book Store and Vorne In Restaurant  
125 & 123 Queen St. S Mississauga ON



Subway Restaurant  
115 Queen St. S Mississauga ON



Dr. Laurel Segall Clinic  
100 Queen St. S Mississauga ON



Residential House  
42 Queen St. S Mississauga ON



Ananthan & Associates Dentistry and Vita Center  
45 & 47 Queen St. S Mississauga ON



Trinity Church Streetsville  
69 Queen St. S Mississauga ON



Drohan Realstate Brokerage  
85 Queen St. S Mississauga ON

**JASON CHIU  
ARCHITECT**

New Office Headquarters  
70 Queen St. S. Mississauga ON.

No.	Description	Date

**Elevation Study**

Project number	1-1502-00
Date	27/07/18
Drawn by	MW
Checked by	JC

**A108**

Scale 1 : 100



City of Mississauga  
**Corporate Report**



<p>Date: 2019/01/15</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: 2019/02/05</p>

## Subject

**Request to Alter a Heritage Designated Property: 31 Lakeshore Road East (Ward 1)**

## Recommendation

That the request to alter the property at 31 Lakeshore Road East and the concept sign plan (Appendix 1), be approved with the terms and conditions set out below, as per the Corporate Report from the Commissioner of Community Services dated January 15, 2018.

## Background

Section 33 of the Act requires permission from Council to alter property designated under Part IV of the Act. The City designated the subject property – the Port Credit Post Office – under Part IV of the Act in 2013 and approved an adaptive re-use shortly thereafter. As part of the adaptation, the owner has sought to have their tenants erect signage on the exterior of the building. A permit to alter the structure for an existing sign was issued in 2018 (HPA 18-1) (Appendix 2). The owner has since requested further permits for additional signage for other tenants within the building. This submission, designed to meet the needs of all current and future tenants, will expedite all further signage considerations under a single alteration permit and allow each tenant to apply for signage in keeping with the building's concept plan and the terms and conditions set out below.

## Comments

The owner proposes signage as per the concept plan, attached as Appendix 1 and as per the following conditions;

- The amount, location and mounting of each new sign is not to exceed the signage described in the concept plan;

- No additional heritage permit applications will be considered for signage for the heritage portion of the structure and property outside of the current concept plan;
- The fastening points of the wall mounted signs would be drilled into the mortar joints rather than the brick so, would have a minimal and reversible impact on the heritage fabric;
- All new signs proposed on the concept plan will adhere to all requirements, including permit application to the Urban Design Department, under the City of Mississauga Sign By-law 0054-02;
- Each new sign application will be reviewed by Heritage Planning staff, and will be approved by the Director, Culture Division, under the Delegation of Authority, Heritage By-law 78-18.

Staff recommend approval of a permit for the signage concept plan and all above terms and conditions as it will expedite the application process and provide a clear and consistent plan for the placement of signs on the heritage portions of the property.

## Financial Impact

There is no financial impact resulting from the recommendation in this report.

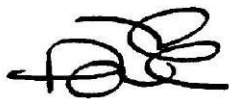
## Conclusion

The owner of the property has applied for a heritage permit for a concept plan which set out further signage on the original brick Port Credit Post Office. As the fastening points of the wall mounted signs will be drilled into the mortar joints rather than the brick, all sign permits will be reviewed by Heritage Planning Staff and approved by the Director, Culture Division under the City of Mississauga Heritage By-law and no further signs will be erected outside of the scope of the concept plan, the proposal should be approved.

## Attachments

Appendix 1: Drawings

Appendix 2: Heritage Permit 18-1

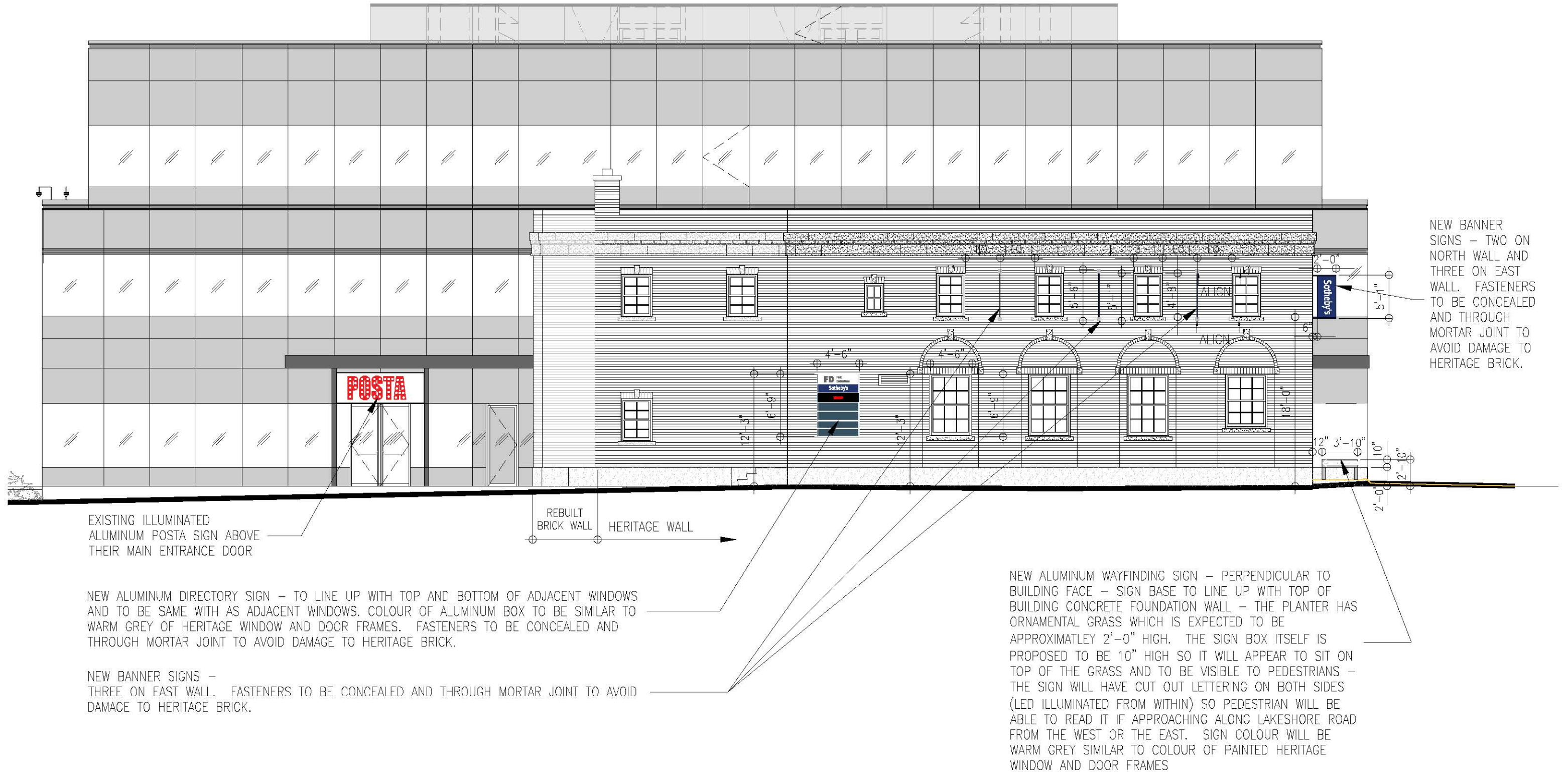


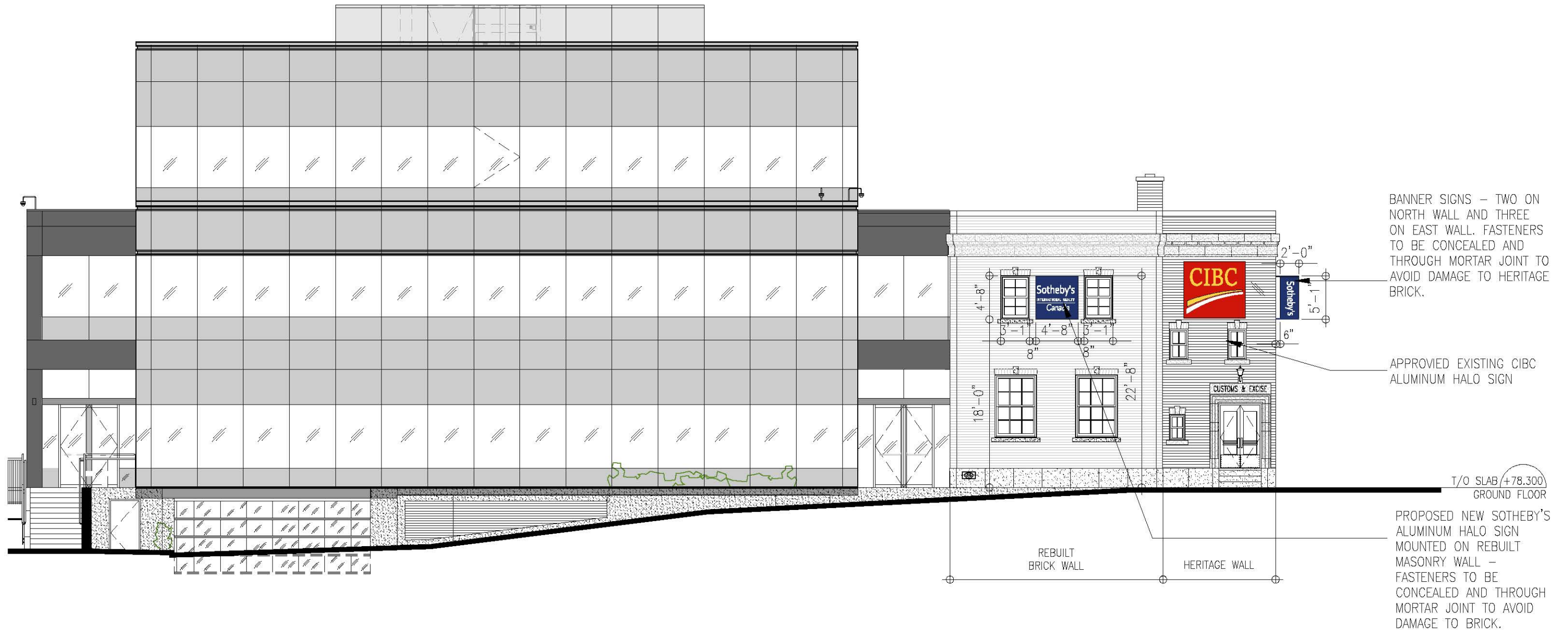
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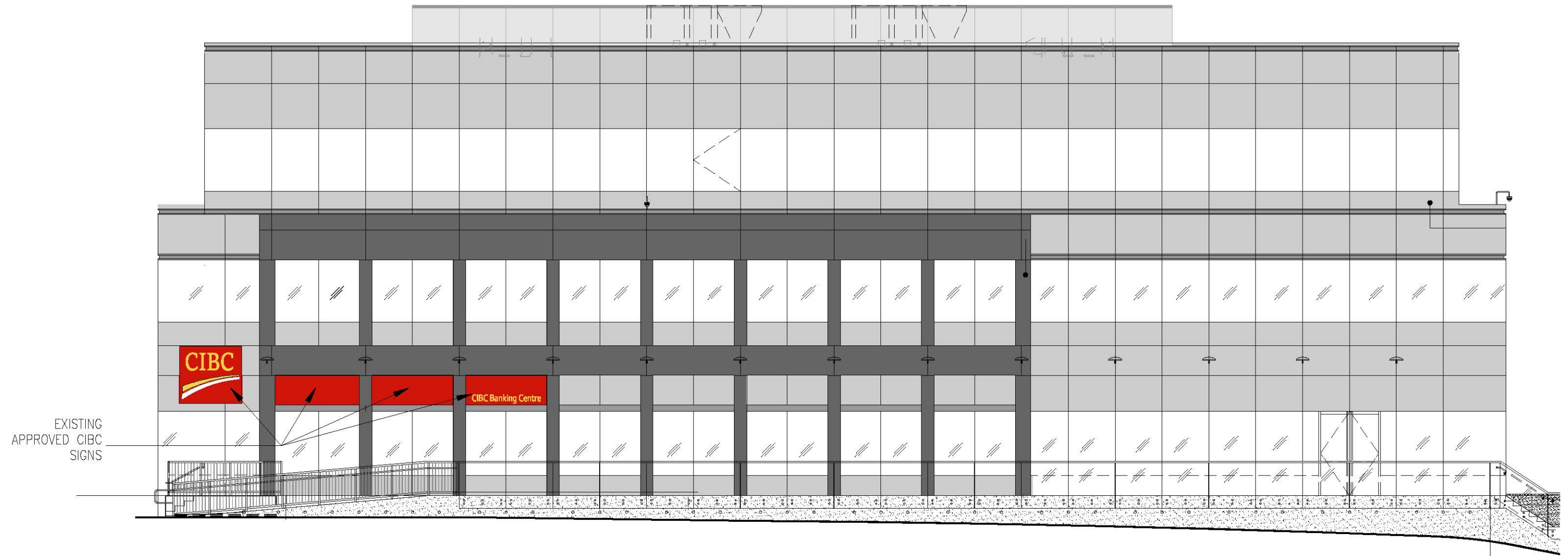
Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: John Dunlop, Supervisor, Heritage Planning

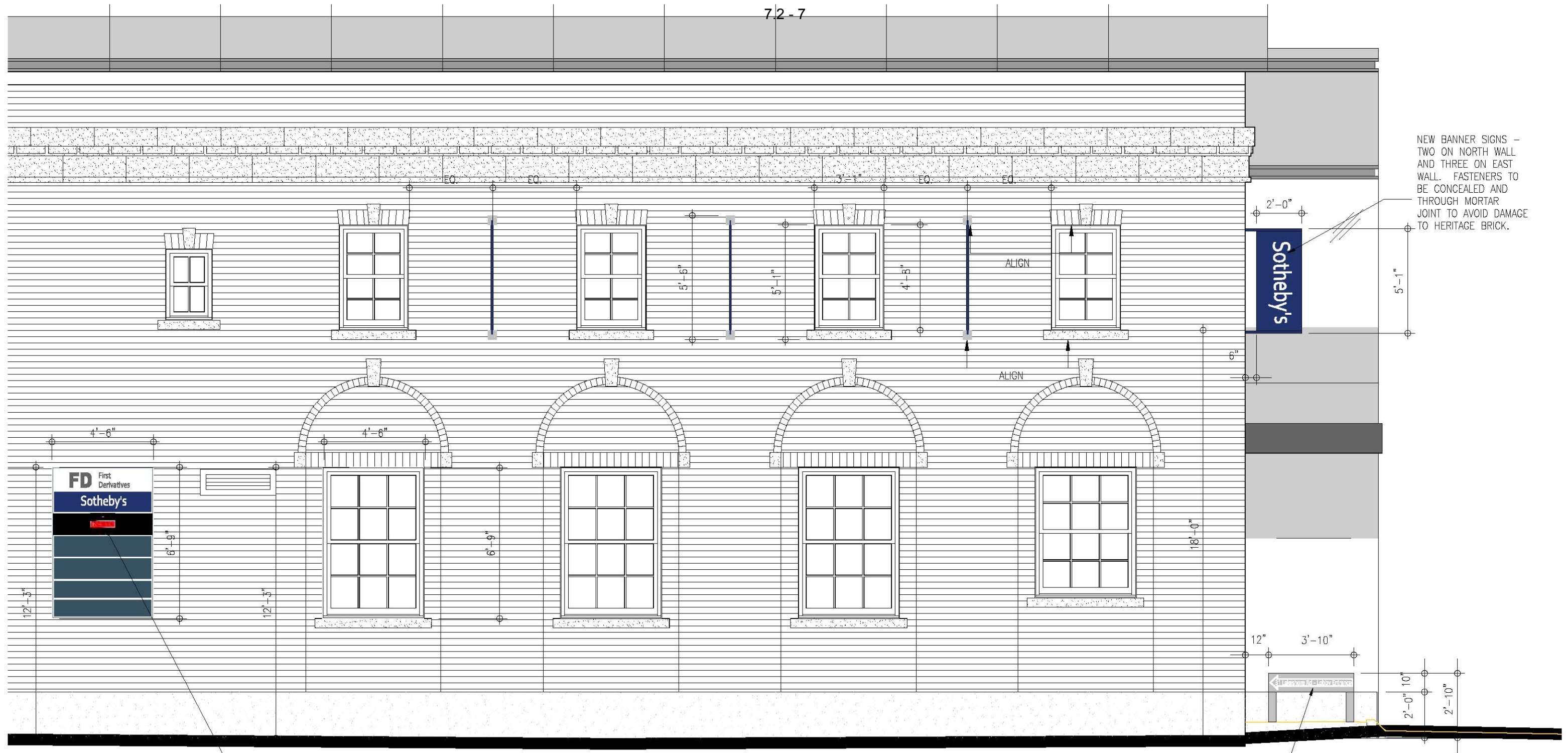












NEW BANNER SIGNS - TWO ON NORTH WALL AND THREE ON EAST WALL. FASTENERS TO BE CONCEALED AND THROUGH MORTAR JOINT TO AVOID DAMAGE TO HERITAGE BRICK.

NEW ALUMINUM DIRECTORY SIGN - TO LINE UP WITH TOP AND BOTTOM OF ADJACENT WINDOWS AND TO BE SAME WITH AS ADJACENT WINDOWS. COLOUR OF ALUMINUM BOX TO BE SIMILAR TO WARM GREY OF HERITAGE WINDOW AND DOOR FRAMES. FASTENERS TO BE CONCEALED AND THROUGH MORTAR JOINT TO AVOID DAMAGE TO HERITAGE BRICK.

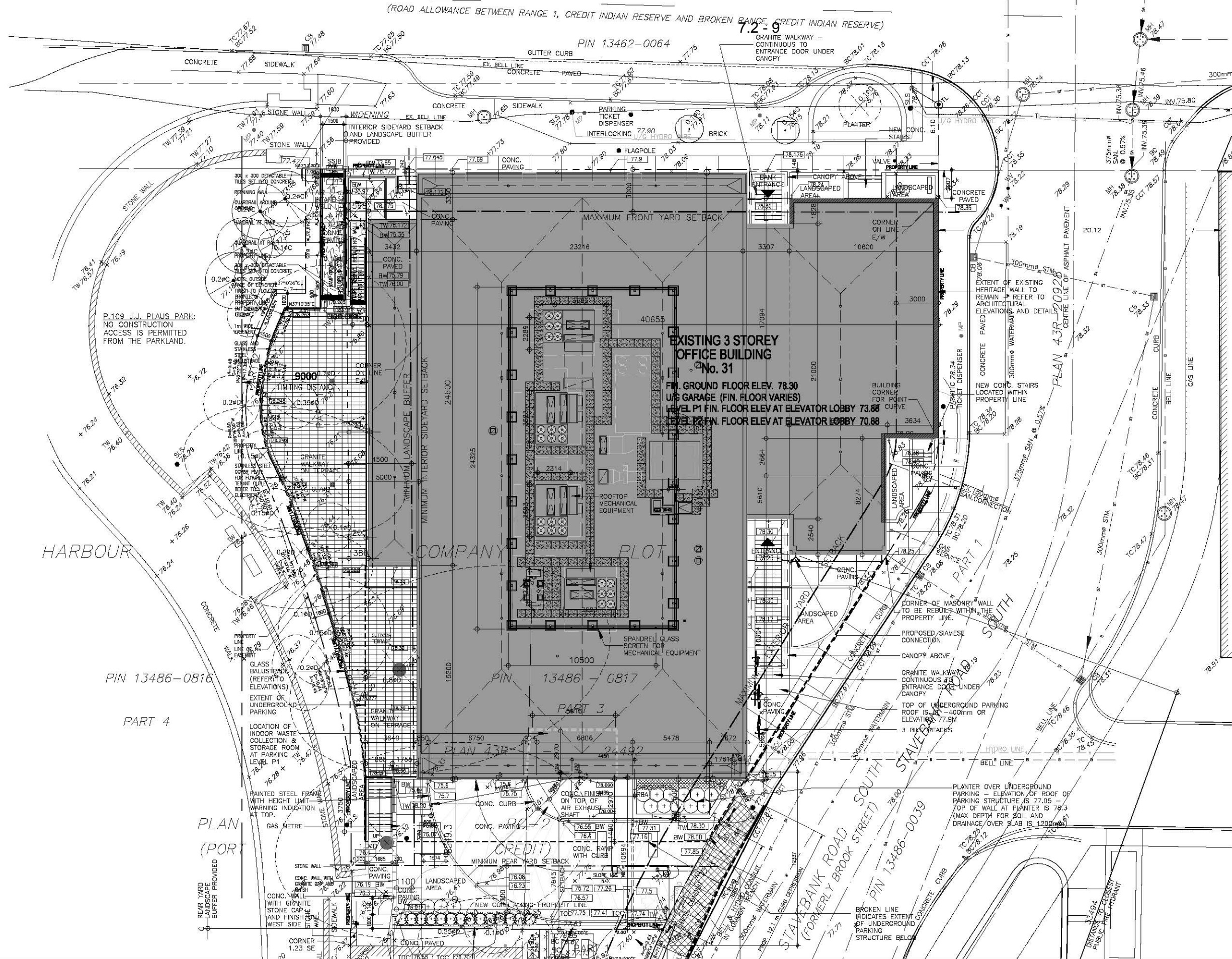
NEW ALUMINUM WAYFINDING SIGN - PERPENDICULAR TO BUILDING FACE - SIGN BASE TO LINE UP WITH TOP OF BUILDING CONCRETE FOUNDATION WALL - THE PLANTER HAS ORNAMENTAL GRASS WHICH IS EXPECTED TO BE APPROXIMATELY 2'-0" HIGH. THE SIGN BOX ITSELF IS PROPOSED TO BE 10" HIGH SO IT WILL APPEAR TO SIT ON TOP OF THE GRASS AND TO BE VISIBLE TO PEDESTRIANS - THE SIGN WILL HAVE CUT OUT LETTERING ON BOTH SIDES (LED ILLUMINATED FROM WITHIN) SO PEDESTRIAN WILL BE ABLE TO READ IT IF APPROACHING ALONG LAKESHORE ROAD FROM THE WEST OR THE EAST. SIGN COLOUR WILL BE WARM GREY SIMILAR TO COLOUR OF PAINTED HERITAGE WINDOW AND DOOR FRAMES



BANNER SIGNS – TWO ON NORTH WALL AND THREE ON EAST WALL. FASTENERS TO BE CONCEALED AND THROUGH MORTAR JOINT TO AVOID DAMAGE TO HERITAGE BRICK.

APPROVED EXISTING CIBC ALUMINUM HALO SIGN

PROPOSED NEW SOTHEBY'S ALUMINUM HALO SIGN MOUNTED ON REBUILT MASONRY WALL – FASTENERS TO BE CONCEALED AND THROUGH MORTAR JOINT TO AVOID DAMAGE TO BRICK.



**EXISTING SITE PLAN**  
**31 LAKESHORE ROAD EAST**  
 Mississauga, Ontario

LAKESHORE ROAD EAST

NEW ALUMINUM WAYFINDING SIGN - PERPENDICULAR TO BUILDING FACE - SIGN BASE TO LINE UP WITH TOP OF BUILDING CONCRETE FOUNDATION WALL - THE PLANTER HAS ORNAMENTAL GRASS WHICH IS EXPECTED TO BE APPROXIMATELY 2'-0" HIGH. THE SIGN BOX ITSELF IS PROPOSED TO BE 10" HIGH SO IT WILL APPEAR TO SIT ON TOP OF THE GRASS AND TO BE VISIBLE TO PEDESTRIANS - THE SIGN WILL HAVE CUT OUT LETTERING ON BOTH SIDES (LED ILLUMINATED FROM WITHIN) SO PEDESTRIAN WILL BE ABLE TO READ IT IF APPROACHING ALONG LAKESHORE ROAD FROM THE WEST OR THE EAST. SIGN COLOUR WILL BE WARM GREY SIMILAR TO COLOUR OF PAINTED HERITAGE WINDOW AND DOOR FRAMES

APPROVED FIRST DERIVATIVES SIGN AT THIRD FLOOR PARAPET

EXISTING APPROVED CIBC SIGNS

NEW BANNER SIGNS - TWO ON NORTH WALL AT SECOND FLOOR LEVEL

EXISTING APPROVED CIBC SIGNS

CIBC BANK

NEW BANNER SIGNS - THREE ON EAST WALL AT SECOND FLOOR LEVEL

TERRACE

ELEVATOR LOBBY

NEW ALUMINUM DIRECTORY SIGN - TO LINE UP WITH TOP AND BOTTOM OF ADJACENT WINDOWS AND TO BE SAME WITH AS ADJACENT WINDOWS.

APPROVED EXISTING CIBC ALUMINUM HALO SIGN AT SECOND FLOOR

POSTA RESTAURANT

PROPOSED NEW SOTHEBY'S ALUMINUM HALO SIGN MOUNTED ON REBUILT MASONRY WALL AT SECOND FLOOR

EXISTING POSTA ALUMINUM SIGN ABOVE THEIR MAIN ENTRANCE DOOR

STAVEBANK ROAD SOUTH

EXISTING AND PROPOSED SIGNS  
31 LAKESHORE ROAD EAST  
Mississauga, Ontario



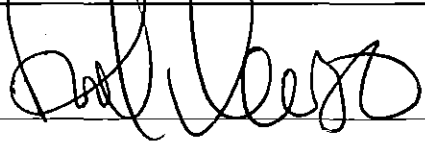
# HERITAGE PROPERTY PERMIT NOTICE

Permit Number	HPA 18 1	Approved Date	2018-02-06	Expired Date	2023-02-06
Heritage Status	DESIGNATED UNDER THE TERMS OF THE ONTARIO HERITAGE ACT				
Heritage Bylaw	067-2013				
Conservation District					
Location	31 Lakeshore Road East				
Legal Description	PL PC 2 PT HARBOUR COMPANY LT, 43R24492 PT 3, 43R35624 PT 1				
Description	Exterior channel letter sign with halo lighting on second storey of rear elevation.				
Comments	Install exterior channel letter sign with halo lighting on second storey of rear elevation as per the Corporate Report from the Commissioner of Community Services, dated January 11, 2018, attached.				

<b>APPLICANT INFORMATION</b> CENTRE CITY CAPITAL LTD 1 PORT ST E MISSISSAUGA ON L5G 4N1
--

<b>CONTRACTOR INFORMATION</b>
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**IMPORTANT NOTE:**  
 This permit is issued pursuant to the Heritage By-law 0109-2016, as amended. All Heritage Permits issued pursuant to this By-law shall expire five (5) years from the date of the Heritage Permit. The property owner seeking an alteration to a heritage designated property must also comply with all rules and regulations as stated in the Ontario Heritage Act.

<b>AUTHORIZED BY:</b> 	06/02/2018 Per Approval Date
--	---------------------------------

City of Mississauga

# Corporate Report



<p>Date: January 11, 2018</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: February 6, 2018</p>

## Subject

Request to Alter a Heritage Designated Property: 31 Lakeshore Road East (Ward 1)

## Recommendation

That the request to alter the property at 31 Lakeshore Road East as per the Corporate Report from the Commissioner of Community Services dated January 11, 2018, be approved.

## Background

Section 33 of the Act requires permission from Council to alter property designated under Part IV of the Act. The City designated the subject property – the Port Credit Post Office – under Part IV of the Act in 2013 and approved an adaptive re-use shortly thereafter. As part of the adaptation, the owner now proposes to add exterior signage to the original brick portion of the building.

## Comments

The owner proposes to install an exterior channel letter sign with halo lighting on the top storey of the south (rear) elevation as per the drawings, attached as Appendix 1. The fastening points would be drilled into the mortar joints rather than the brick so, would have a minimal and reversible impact on the heritage fabric. As such, staff recommend approval.

## Financial Impact

There is no financial impact.

## Conclusion

The owner of the property has applied for a heritage permit to install a channel letter sign with halo lighting to the rear of the subject property on the original brick Port Credit Post Office. As the fastening points will be drilled into the mortar joints rather than the brick, the proposal should be approved.

## Attachments

Appendix 1: Drawings

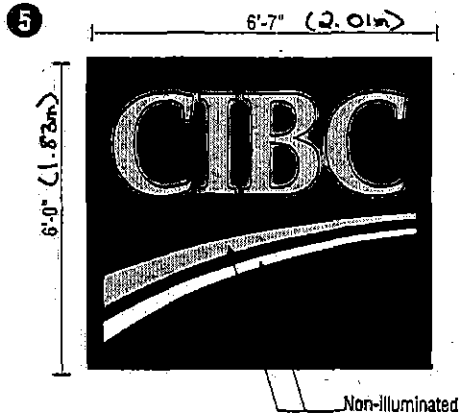


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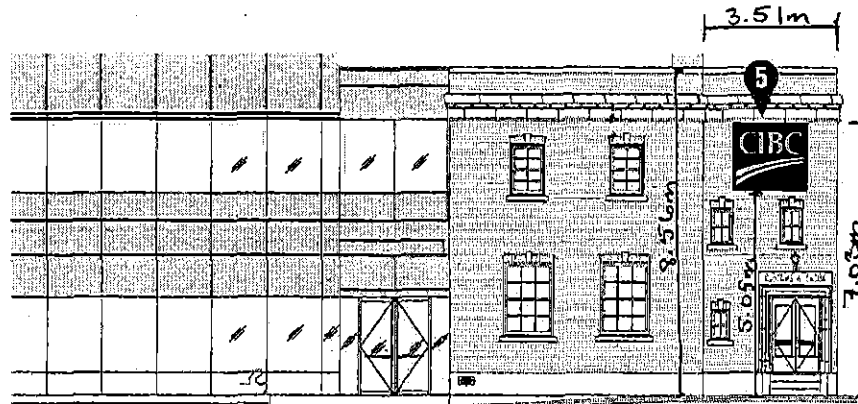
Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner

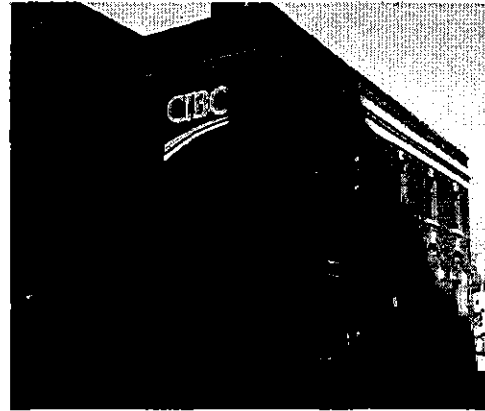
7.3 - 3



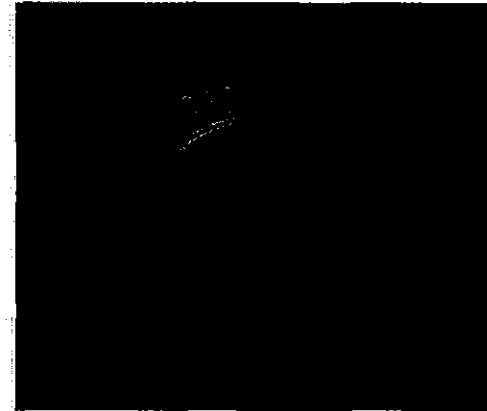
Sign area: 3.678 m<sup>2</sup>  
 Sign weight: 113.4kg



Proposed



Proposed Night



South Elevation

**Sign 5**

Supply & install one(1) new exterior channel letters with halo lighting

**Graphics / Substrate**

Channel aluminum letters painted White, Yellow PMS-123C

**Illumination**

"CIBC"  
 White 6500k LED's  
 Power supply placed behind wall

**Construction**

"CIBC"  
 1/8" aluminum faces  
 3" - .050 aluminum returns  
 1" x 1/8" aluminum flange  
 3/16" clear lexan backs with White 3635-70 Diffuser  
 The Swoosh:  
 1/8" aluminum faces  
 3" - .050 aluminum returns  
 1" x 1/8" aluminum flange  
 .080" aluminum backs  
 Backer Panel:  
 1/8" aluminum panel  
 3" x 3" x 1/8" aluminum angle return  
 2" x 2" x 1/8" aluminum mounting angle  
 Ø3/8" thru bolts with aluminum crush angle at mortar joints only (10x)

- White paint
- Yellow PMS 123C paint
- Brown paint to match wall finish

S:\Customers\CIBC\Tenders 2012-Present\Lakeshore and Stavobank\_Mississauga\SO026999\Design\SO0276999

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	CIBC
Address	31 Lakeshore Rd East Mississauga, ON

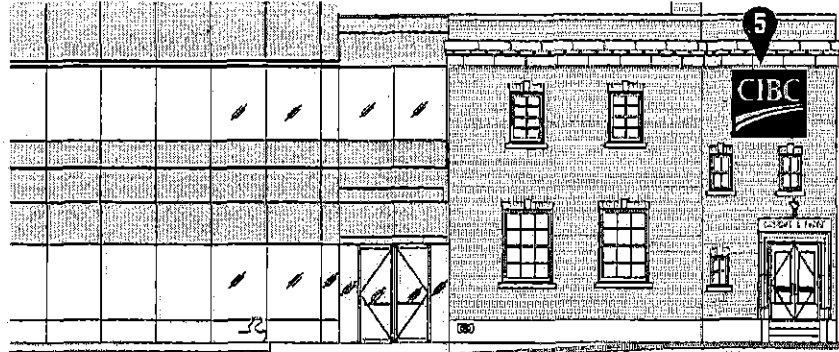
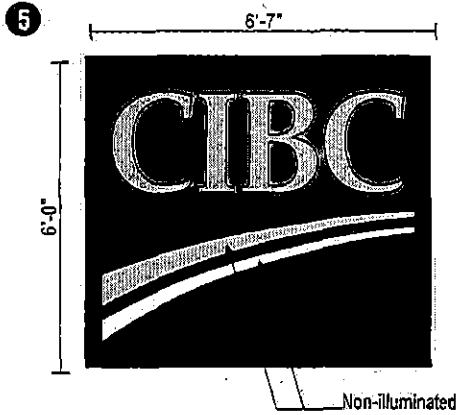
Dwg No.	SO0276999
Designer	VN
Sales	Coralie Saliege

Date	July 25, 2017
Rev.7	October 25, 2017
Rev.8	November 15, 2017

<input checked="" type="checkbox"/> CONCEPTUAL <small>NOT FOR CONSTRUCTION</small>	<input type="checkbox"/> SHOP READY <small>CONSTRUCTION DRAWING</small>
Scale: 3/8" = 1'-0"	Page: 4 of 8







**Sign 5**

Supply & install one(1) new exterior channel letters with halo lighting

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1/8" aluminum faces

3" - .050 aluminum returns

1" x 1/8" aluminum flange

.080" aluminum backs

Backer Panel:

1/8" aluminum panel

3" x 3" x 1/8" aluminum angle return

2" x 2" x 1/8" aluminum mounting angle

Ø3/8" x 4" Lag bolts with Powers Lag Shields

at mortar joints only (16x)

White paint

Yellow PMS 123C paint

Brown paint to match wall finish



Reviewed by:  
**Signum Engineering**  
54 Sheppard Ave. East, Scarborough, ON, M2N 4J2  
Tel: 516-972-7266

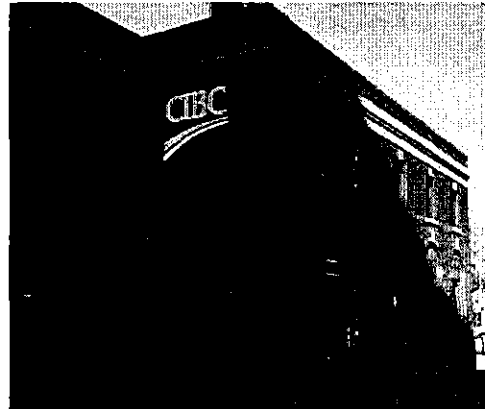
**Design Notes:**

- 1) Design loads as per 2012 OBC for Mississauga:  
q 1/50 = 0.44 kPa, Ss = 1.1 kPa, Sr = 0.4 kPa
- 2) Drawings reviewed by Signum Engineering Inc. for sign connections only. Reviewed for sign type #5

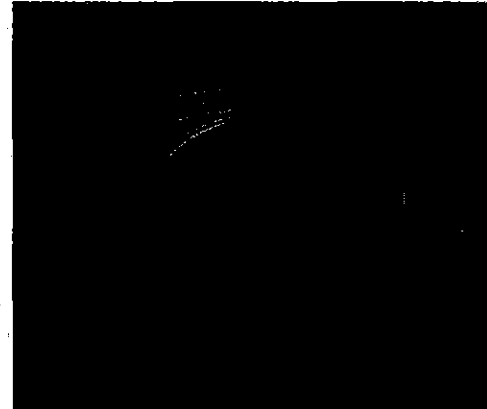
**Specifications:**

- 1) Aluminum angle alloy: 6061-T6
- 2) Fasteners by Powers Fasteners (Lok-Bolt Sleeve anchor)

Proposed



Proposed Night



South Elevation

S:\Customers\CIBC\Tenders 2012\Present\Lakeshore and SlavoBank - Mississauga\S0026999\Design\S00276999

**www.zipsigns.com**  
5040 North Service Rd. Burlington, ON  
Ph. 905-332-8332 Fax 905-332-9994

Client: CIBC  
Address: 31 Lakeshore Rd East  
Mississauga, ON

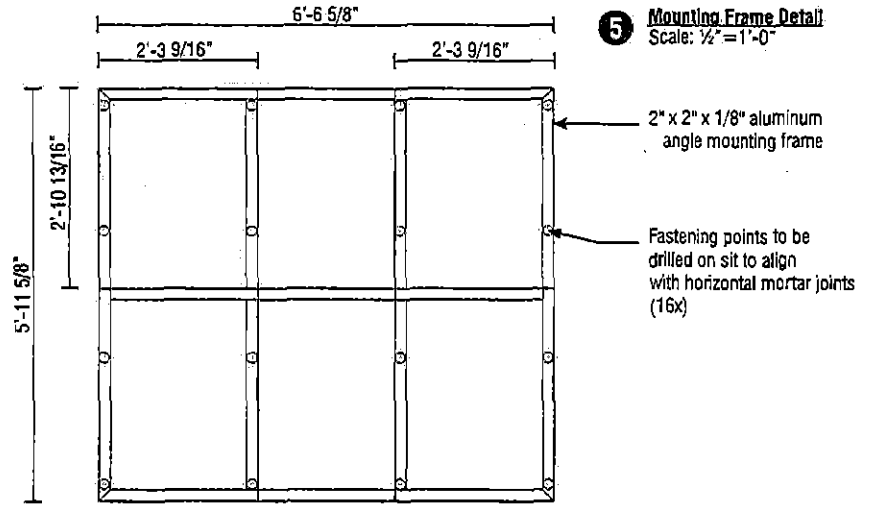
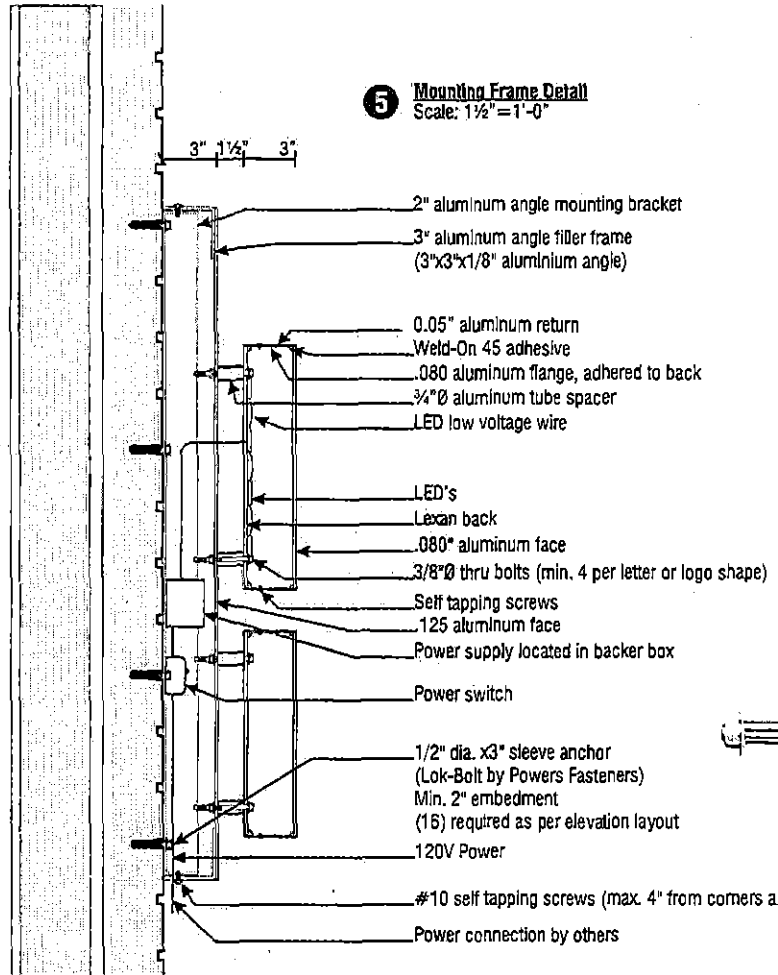
Dwg No.: S0026999  
Designer: VN  
Sales: Coralie Sallege

Date: July 25, 2017  
Rev.9: December 11, 2017  
Rev.8: November 15, 2017

CONCEPTUAL NOT FOR CONSTRUCTION  
 SHOP READY CONSTRUCTION CAPABLE  
Scale: 3/8" = 1'-0"  
Page: 4 of 8

**ZIP SIGNS**

This drawing is the property of Zip Signs Ltd.



**Sign box loads (non-factored).**

- Max. loads for entire sign box
- Tension (wind): 1110 lbs
- Shear (dead): 225 lbs
- Shear (Ice): 250 lbs



Account by:  
**Signum Engineering**  
36 Shalpswood Cres.  
Kitchener, ON, N3M 4J7  
Tel: 514-972-7266

- Design Notes:**
- 1) Design loads as per 2012 OBC for Mississauga: q 1/50 = 0.44 kPa, Ss = 1.1 kPa, Sr = 0.4 kPa
  - 2) Drawings reviewed by Signum Engineering Inc. for sign connections only. Reviewed for sign type #5

- Specifications:**
- 1) Aluminum angle alloy: 6061-T6
  - 2) Fasteners by Powers Fasteners (Lok-Bolt Sleeve anchor)

S:\Customers\C\CIBC\Tenders 2012-Present\Lakeshore and Slavebank\_Mississauga\S0026999\_Design\S00276999

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Dwg No. So026999  
Designer VN  
Sales Coralie Saliege

Date July 25, 2017  
Rev.9 December 11, 2017  
Rev.8 November 15, 2017

CONCEPTUAL  
NOT FOR CONSTRUCTION

SHOP READY  
CONSTRUCTION CAPABLE

Scale: 1 1/2" = 1' Page: 5 of 8

**ZIP SIGNS**  
This drawing is the property of Zip Signs Ltd.

City of Mississauga  
**Corporate Report**



<p>Date: 2019/01/15</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services</p>	<p>Meeting date: 2019/02/05</p>

## Subject

**Request to Demolish Heritage Listed Properties: 32 and 34 Queen Street South (Ward 11)**

## Recommendation

That the properties at 32 and 34 Queen Street South, which are listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated January 15, 2018.

## Background

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish and replace the existing detached dwellings. The subject properties are listed on the City's Heritage Register as they form part of the Streetsville Village Core. The City's Heritage Register includes the following description: "Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village" as well as "including extant churches, cemeteries, public buildings and open spaces."

## Comments

The owner of the subject property has requested permission to demolish the existing structures. The applicant has provided a Heritage Impact Assessment, attached as Appendix 1. The consultant has concluded that the structures at 32 and 34 Queen Street South are not worthy of designation. Staff concurs with this finding.

## Financial Impact

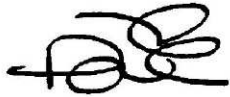
There is no financial impact resulting from the recommendation in this report.

## Conclusion

The owner of 32 and 34 Queen Street South has requested permission to demolish the structures on the properties that are listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the Ontario Heritage Act. Staff concurs with this finding.

## Attachments

Appendix 1: Heritage Impact Assessment



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: John Dunlop, Supervisor, Heritage Planning

***HERITAGE IMPACT STUDY  
REMOVAL FROM HERITAGE REGISTER  
32 & 34 QUEEN ST. S., MISSISSAUGA***



## 1.0 Introduction

This Heritage Impact Study discusses two existing single family homes located at 32 and 34 Queen St. S., Mississauga ON, and the surrounding historic community of Streetsville. It assesses the potential impact of the removal from the Cultural Heritage Inventory of these buildings. These buildings are designated under the Ontario Heritage Act as parts of the Streetsville Village Core Cultural Landscape and the Mississauga Road Cultural Landscape recognized by the City of Mississauga.



### KEY PLAN

This Heritage Impact Study was required by Planning Staff at the City of Mississauga to support an application for removal from the cultural heritage inventory by the present owners through their agents SMDA Design + Architecture.

*“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.*

*. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”*

*(City of Mississauga website)*



#### AIR PHOTO

The Cultural Landscape Inventory defines and describes the fundamental characteristics of the Streetsville Village Core Landscape as follows:

*Despite the encirclement of Streetsville by encroaching urbanization over the past twenty years, the main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of the street and local features have crept into the many forecourt walls fronting buildings to the north end of the core area. Because of its integration with the surrounding development, the core area remains a local service centre to its surrounding community - albeit to a much larger population base. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries and public buildings, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many of which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.*

*(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)*

The Cultural Landscape Inventory defines and describes the fundamental characteristics of the Mississauga Road Scenic Route Cultural Landscape as follows:

*Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a*

*curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.*

The ability of a municipality to identify Cultural Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2005):

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

**2.6.3** *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*.

Where “cultural heritage landscape” means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” and where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “conserved” means “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment”.

The “Mississauga Plan”, the City of Mississauga’s most recent Official Plan also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail. (1.1.4(e))

Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)



. . . valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character . . . it is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. (9.1)

## 1.1 Terms of Reference

The proposal for removal of 32 and 34 Queen St. S. from the Heritage Register will be evaluated as it relates to both of these Cultural Landscapes.

### 1.1.1 Terms of Reference for Cultural Landscape

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

#### 1. General requirements:

- A location map
  - A site plan drawing/survey of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing, and topographical features
  - A written and visual inventory (legible photographs – we suggest no more than two per page) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal and external photographs and measured floor plans to scale are also required. Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.
  - A site plan drawing and elevations of the proposed development
  - For cultural landscapes or features that transcend a single property, a streetscape measured drawing is required, in addition to photographs of the adjacent properties
  - Qualifications of the author completing the report
  - Two hard copies and a PDF
- The City reserves the right to require further information, or a full HIA. These terms of reference are subject to change without notice.

#### 2. Addressing the Cultural Landscape or Feature Criteria:

*(required Y/N by Streetsville Village Core Cultural Landscape)*  
*(required Y/N by Mississauga Road Scenic Route Cultural Landscape)*

##### **Landscape Environment:**

- scenic and visual quality *N/Y*
- natural environment *N/N*
- horticultural interest *N/Y*
- landscape design, type and technological interest *N/Y*

##### **Built Environment:**

- aesthetic and visual quality *Y/N*
- consistent with pre World War II environs *N/N*
- consistent scale of built features *N/Y*
- unique architectural features/buildings *N/N*
- designated structures *Y/N*

##### **Historical Associations:**

- illustrates a style, trend or pattern *Y/Y*

- direct association with important person or event N/N
- illustrates an important phase of social or physical development Y/Y
- illustrates the work of an important designer N/N

**Other:**

- historical or archaeological interest Y/Y
- outstanding features/interest N/N
- significant ecological interest N/N
- landmark value N/N

### 3. Property information:

*-The proponent must include a list of property owners from the Land Registry office. Additional information may include the building construction date, builder, architect/designer, landscape architect, or personal histories. However, please note that due to the Freedom of Information and Protection of Privacy Act current property owner information must NOT be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.*

### 4. Impact of Development or Site Alteration:

*An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:*

- Destruction of any, or part of any, significant heritage attributes or features
- Removal of natural heritage features, including trees
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use where the change in use negates the property's cultural heritage value
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

*The proponent must demonstrate how the new proposed built form reflects the values of the identified cultural landscape and its characterizations that make up that cultural landscape.*

### 5. Mitigation Measures:

*The Heritage Impact Assessment must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Culture, include but are not limited to the following:*

- Alternative development approaches
- Isolating development and site alteration from the significant built and natural heritage features and vistas
- Design guidelines that harmonize mass, setback, setting and materials
- Limiting height and density

- *Allowing only compatible infill and additions*
- *Reversible alterations*

*These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.*

#### 6. Qualifications:

*The qualifications and background of the person completing the Heritage Impact Assessment will be included in the report. The author must be a qualified heritage consultant by having professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.*

#### 7. Recommendation:

*The heritage consultant must provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06. The following questions must be answered in the final recommendation of the report:*

- *Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?*
- *If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not*
- *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement: “**Conserved:** means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.” Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.*



**STREETSCAPE - 32 AND 34 QUEEN ST. S.**

## **1.2 Context**

32 and 34 Queen St. South are located side by side on the west side of Queen St. S. between Henry and James Streets. They occupy a property that together is approximately 23m wide x 73m deep. The site is bordered to the south, east and north by a mix of residential and small business uses along Queen St. S., and to the west by mixed industrial uses and further west by the CPR railway corridor. The streetscape is a mix of generally one and 2-storey buildings of varying age and character. The oldest appear to be late 19<sup>th</sup> century construction. Many are older residential buildings that have been re-purposed for commercial uses and there is some newer residential townhouse infill as well as some newer single family homes. In general the streetscape is highly varied and incohesive as regards building styles, forms and uses.

The Village of Streetsville was one of the communities that amalgamated in 1968 to form the modern Town (later City) of Mississauga. Many of the buildings described above are associated with the Village of Streetsville. The Village consisted of a commercial core to the south of the site and mixed residential development surrounding it. The subject site is at the northerly extremity of the original Village and appears to never have been a significant element in its development. In general the remaining buildings are rather disparate in their relationship to the street and to each other. There is no intact heritage streetscape.

The east side of Queen Street South is generally more regular as regards built form and lotting pattern (reflecting its later development – see below) despite much conversion of these original buildings to commercial use. The west side of Queen Street South is highly irregular, however, with much

redevelopment and inconsistency in land use and built form. This is exacerbated by the presence of the railroad track to the west and the development of industrial and storage uses adjacent to the railroad track.

The area is designated as a community node in the Mississauga Official Plan. There are a number of specific provisions in the Plan to that encourage:

- the enhancement of the village character of Streetsville
- high level of urban design, landscaping and compact built form
- retention of Queen Street South as a commercial core
- conservation of built heritage features
- designs for new buildings to “enhance the historic character and heritage context of the Streetsville Node through appropriate height, massing, architectural pattern, proportions, setback and general appearance
- development of mix of residential and office uses on second floors and street commercial uses on main floors
- at least two stories and not more than 3 stories of building height
- apparent height of buildings to be reduced through massing and design
- development to reflect existing lotting patterns, setbacks of new buildings should match adjacent buildings
- placement of parking areas to the rear

The property is zoned C4-38 under the City of Mississauga Zoning By-law 225-2007. This is “Mainstreet Commercial” zoning that allows retail stores, restaurants, business and personal service uses but not automotive uses. The by-law also restricts building height to two stories in this local area.

### **1.2.1 The Site**

For the purposes of this Heritage Impact Study the site is the area occupied by 32 and 34 Queen St. S.



SITE PLAN

### 1.2.2 Heritage properties impacted

For the purposes of this Heritage Impact Study the extent of heritage properties impacted is limited to the 32 and 34 Queen St. S. The impact on the Streetsville Village and Mississauga Road Cultural Landscapes is also considered.

### 1.3 Site Analysis

The properties occupied by 32 and 34 Queen St. S are flat and generally unremarkable. There is one older paved shared driveway that serves both properties with a large paved parking area behind 34 Queen St. S. 32 Queen St. S. is a larger property and there is a more developed deck and amenity area behind this home. The site is randomly treed – some of the trees are large but all are generally unremarkable.

#### 1.3.1 Ecological Interest

The historic topography of the land is generally maintained in this area, but both sites have been stripped of all native vegetation.

### 1.4 Description of Heritage Buildings

#### 32 Queen St. S.:



FRONT (EAST) ELEVATION



SOUTH-EAST VIEW



SOUTH ELEVATION



REAR (WEST) ELEVATION





**NORTH ELEVATION**



**REAR ELEVATION**



**BACK YARD**



**REAR DECK**



LIVING ROOM



BATHROOM



CORRIDOR



LIVING ROOM



KITCHEN



BEDROOM



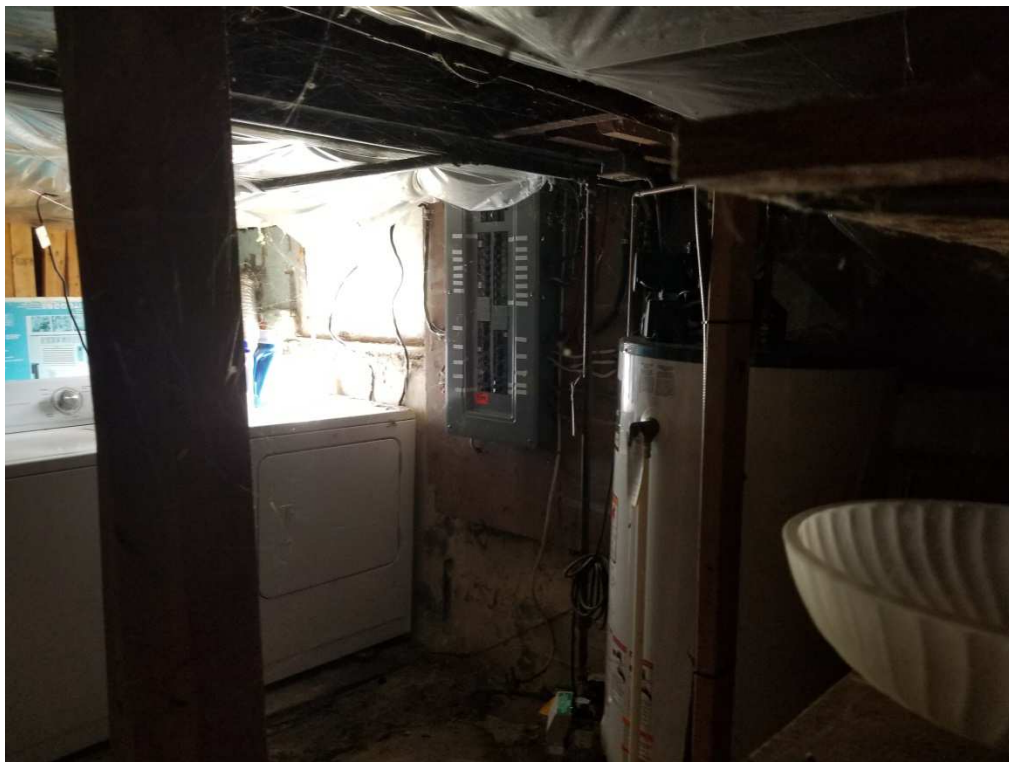
**BASEMENT STAIRS**



**FINISHED BASEMENT**



UNFINISHED BASEMENT



UNFINISHED BASEMENT

32 Queen St. S. is a small, one-storey building approx. 22' wide x 30' deep with a one-storey addition approx. 20' wide x 16' deep and an enclosed entry vestibule approx. 8' wide x 7' deep. The original building is wood frame with stucco cladding and the rear addition is wood frame with un-finished wood siding. The front elevation and vestibule is clad in thin-cut pieces of Credit Valley stone directly adhered to the wood framing. The original building consists of kitchen, living room, bathroom and two bedrooms. The plan and arrangement of rooms appears to be relatively close to the original construction although a wall between living room and kitchen was likely taken down as part of a later renovation. The rear addition consists of a master bedroom, second bathroom and stairs to a finished basement. The finished basement exists only under the addition – there is a partial unfinished basement and crawlspace under the original home. Some benching and underpinning of the original foundation is evident here – the partial basement under the original home was obviously created later. The original home was likely originally built over a crawlspace only. The original foundation is board-formed concrete.

The roof of the original building is a simple gable perpendicular to the street with a hipped detail on the front elevation. The roof of the addition continues this form. Shingles are typical asphalt. Some recent patching of the roof was noted.

The form of the building is very simple. There is a narrow roof overhang with exposed rafter tail detail but this is the only notable architectural feature.

Some areas requiring maintenance were noted on the exterior stucco and wood finishes.

The house exhibits an accretion of interior finishes that is indicative of incremental renovations. The kitchen is original although with some later added faux-brick accents. Windows are not original. Bathrooms are not original. The majority of interior trims are not original.

Overall, the house is in habitable condition and in good condition on the interior but only fair condition on the exterior.



**34 Queen St. S.:**



**FRONT ELEVATION**



**FRONT VESTIBULE**



**NORTH ELEVATION**



**PARTIAL NORTH ELEVATION**



WEST ELEVATION



KITCHEN



**BATHROOM**



**FAMILY ROOM**



LOFT



LOFT BEDROOM



LIVING ROOM



BASEMENT

34 Queen St. S. is a small, one-and one-half storey building approx. 24'6" wide x 18' deep with a one-storey addition approx. 16' wide x 19'6" deep and an enclosed entry vestibule approx. 8' wide x 4' deep. The original building is wood frame with "insul-brick" cladding on the side and rear elevations and wood clapboard on the front elevation. The rear addition is also insul-brick although in a different pattern from the rest of the house. The original building consists of kitchen, family room, bathroom and one bedroom on the main floor and a loft and additional bedroom in the attic space. The plan and arrangement of rooms appears to be relatively close to the original construction. The rear addition consists of a living room and stairs to a small un-finished basement below the addition only. There is no basement under the original home and no foundation. The original home was likely built on piers bearing directly on the ground

Roof is a simple gable with ridge parallel to the street. Shingles are typical asphalt.

The form of the building is very simple. There are no significant architectural features.

Many areas requiring maintenance were noted on the exterior cladding and roofing.

The house exhibits an accretion of interior finishes that is indicative of incremental renovations. The kitchen is original. Windows are not original. Bathrooms are not original. The majority of interior trims are not original.

Overall, the house is not in habitable condition and in poor condition on the interior and exterior. At the time of review for the Heritage Impact Statement there were several inches of standing water in the basement and the house was very damp and smelled of mold.

#### **1.4.1 Statement of Cultural Value or Interest**

The City of Mississauga has not identified a Statement of Cultural Value or Interest as regards these buildings except that associated with the Cultural Landscapes generally.

#### **1.4.2 Heritage Building Condition Assessment**

As indicated above, 32 Queen St. South is generally in fair and habitable condition. It could be repaired and continued in its present use indefinitely. 34 Queen Street South is in poor and derelict condition and its condition has passed the point of practical repair.

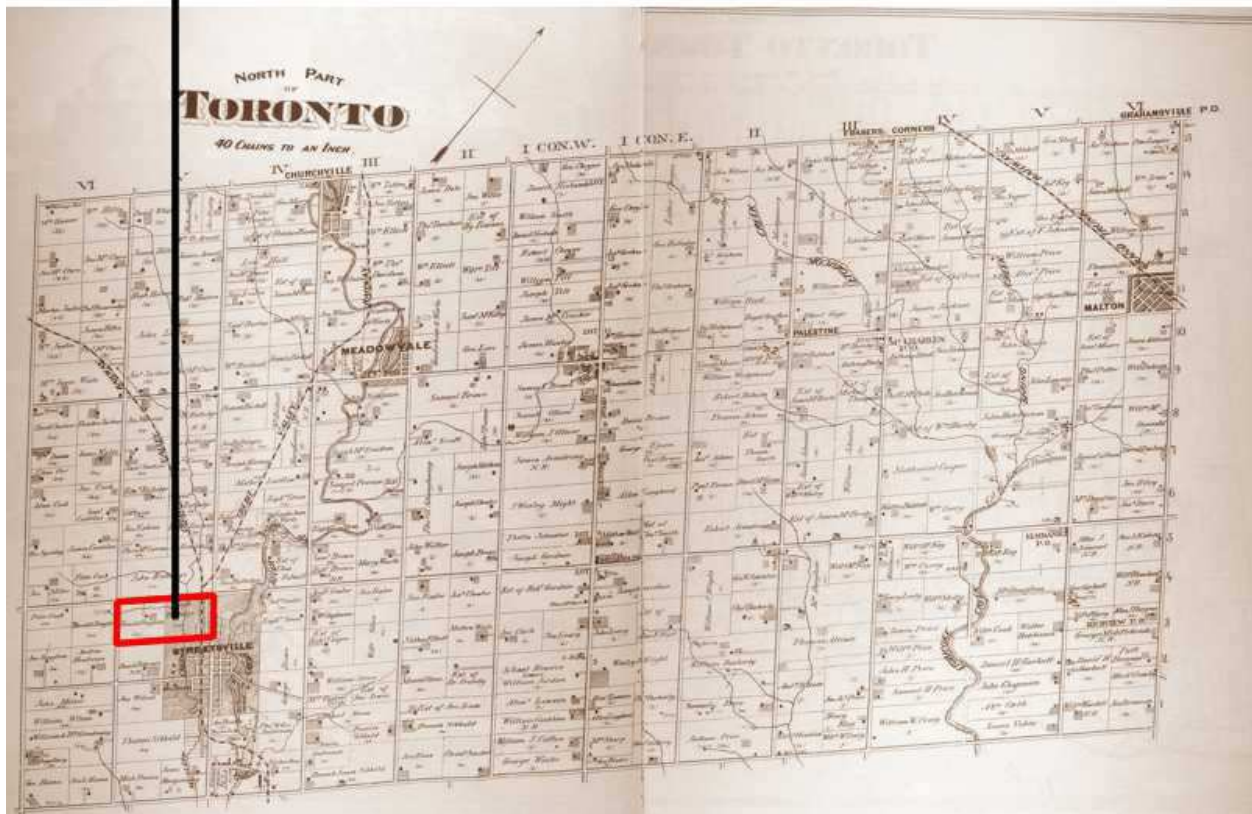
### **2.1 Site History**

32 Queen St. S is Part Lots 14 & 15, and 34 Queen St. S. is Part Lot 14, Plan STR 4. The two properties are effectively all of Lot 14 plus 32 Queen St. S. owns a narrow sliver of Lot 15 at its north-westerly corner.

Analysis of land titles information reveals as follows:

This property was part of an approximately 100 acre parcel known as *Lot 5 Concession 5 West of Hurontario Street*. This is part of the “Second Purchase” of lands from the Mississauga First Nation in 1818 and surveyed by Timothy Street and Richard Bristol about 1819.

### LOT 5, CONCESSION 5, WHS

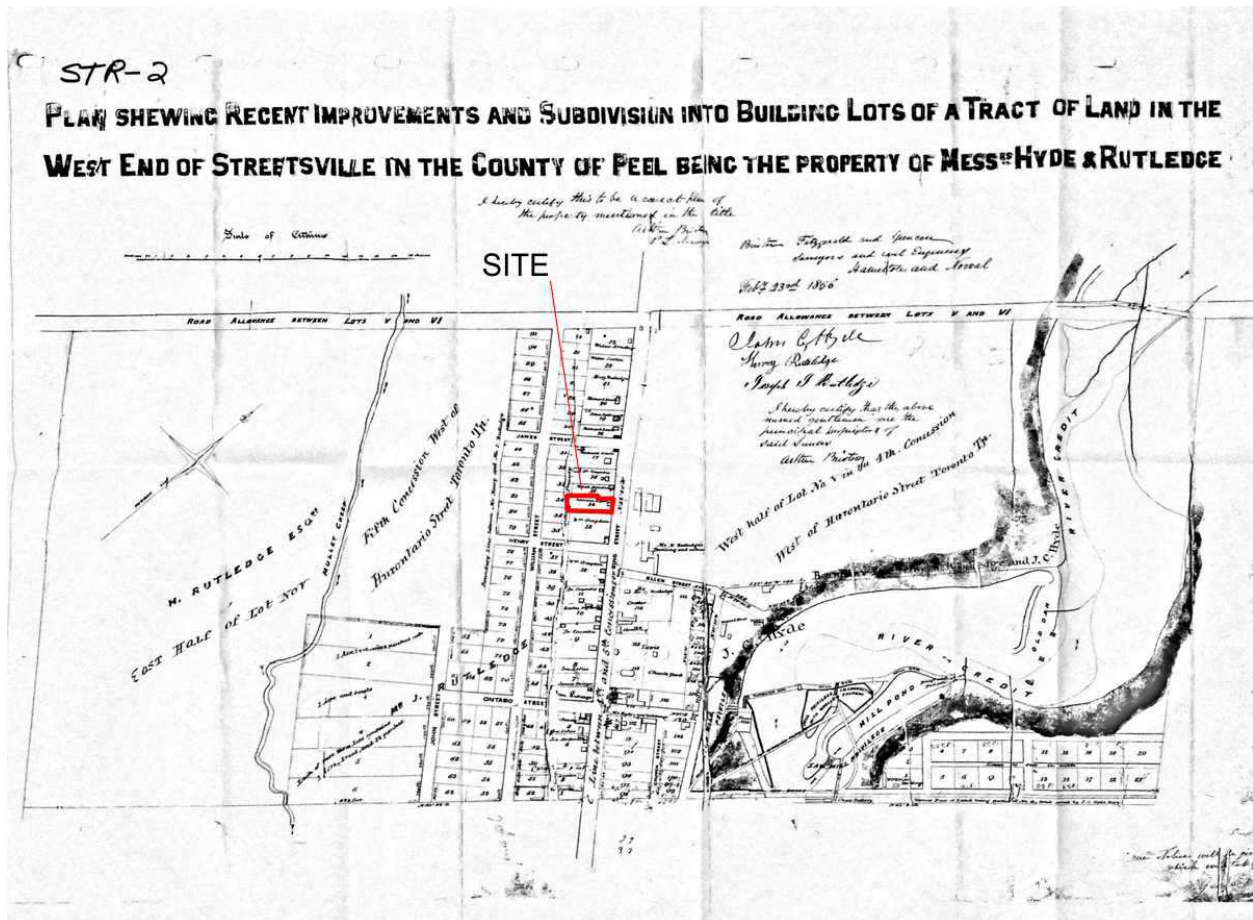


Concession 5 - Lot 5 (Part of Second Purchase Map of 1818)<sup>1</sup>

Records of ownership of this property begin in the 1820 with the original Crown patent to Timothy Street and thence to the Rutledge family prior to 1845 and to Robert Armstrong in 1845 (note that there is a break in title here and the exact nature of transactions is a little unclear - the plan of subdivision referenced below dated 1856 indicates these lands are the property of “Mess. Hyde & Rutledge”). The Rutledge family were one of the early settlers in this area and were significant land owners, also owning property to the north and east of this site.

<sup>1</sup> Illustrated Historical Atlas of the County of Peel 1877





1856 Plan of Subdivision

Analysis of the chains of title reveal as follows:

- Following the subdivision in 1856, Lot 14 was in singular ownership and was transferred in 1859 to Rebecca A. DEAZELEY and in 1864 from Rebecca A. CUMMINS (formerly Deazeley) to John GRAYDON. In 1900 we see the transfer of Lot 14 from John Graydon to Austin E. GRAYDON. This was the last time the entire of Lot 14 would be transferred as a single parcel.
- In 1911 there is a transfer from Austin E. Graydon to Annie HARRISON which yields some interesting information. This is a transfer for the southerly part of Lot 14, what now will become 34 Queen St. S. The situation here is that Graydon is the owner of the property (and presumably living in 32 Queen St. S.) and is transferring 34 Queen St. S. to independent ownership. This transfer is also interesting because as well as the property it conveys "a right of way over the road lying between the house and the land hereby conveyed and the house immediately to the north thereof so that the party hereto of the second part may have access with team to the rear of her house and as together with right to use as well in said roadway"<sup>2</sup>. This establishes the right of way over the common driveway which persists to this day

<sup>2</sup> Instrument 14644

but also is useful in that it dates the construction of the houses – clearly both the present 32 and 34 Queen St. S. buildings were in existence in 1911.

- In 1936 there is another interesting transfer, this from Austin E. Graydon to Louisa Gilliard TRACY. The situation here is that Graydon is the owner of 32 Queen St. S. and he is transferring it to Tracy. The lands described are the northerly part of Lot 14 but added to them are lands along the northerly property line “*where the same is intersected by the production Easterly of the Northerly face of the Northerly wall of a frame chicken house now standing upon the premises hereby conveyed*”<sup>3</sup>. This explains the irregular shape of the northerly boundary of the present 32 Queen St. S. and the addition of the sliver of land that is part of Lot 15.
- The rest of the transactions on these properties are straight-forward. 34 Queen St. S. transferred on the death of Annie Harrison to Ethel CORNER in 1950, to Glenn GRICE in 1951 and to Leslie D. HAYWARD and Jessie M. Hayward in 1952. There is no known explanation for these rapid transfers. The property remained in Hayward ownership for the next 57 years, transferring to the present owners on the death of Jessie M. Hayward in 2009.
- After the purchase by Louisa G. Tracy described above, 32 Queen St. S next transferred in 1951 to Mary A. Dowling, then in 1960 from the estate of Mary A. Dowling to Otilie Dowling, then in 1979 to the present owners.

Research was unable to discover any information about who the builders of these homes may have been.

The earliest available air photograph dates from 1954. This shows existing development in the general area but the quality of the photograph is poor and does not reveal any information about the use of the properties or the nature of the buildings at that time.

City of Mississauga Building Department records indicate for 32 Queen St. S. a plumbing permit in 1960, an abandoned application for a commercial sign (“Meadowvale Building Supply”) in 1980, an application to construct the present rear addition in 1982 and an application for a wood stove and chimney in 1985.

City of Mississauga Building Department records indicate for 34 Queen St. S. a permit for a building addition in 1965 and 1966 (likely one of these was for the rear addition and the other for the small front porch addition) and a permit for a shed in 1975.

Small, incremental building permits such as this are typical for homes of this age and the chronology of the permits corresponds to observations on the site.

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<sup>3</sup> Instrument 0196



1954 Air Photograph<sup>4</sup>

## 2.2 Historical Analysis:

These properties share with their neighbours that they are associated with the late 19<sup>th</sup> and early 20<sup>th</sup> century development of the area and with the sub-urbanization and intensification that occurred during this period.

The properties are notable in that they are associated with two families of local importance to the Streetsville community – Rutledge and Dowling.

Members of the Rutledge family owned this property until 1845. The Rutledges were one of the founding families of Streetsville. The first members arrived in 1818 from Enniskillen, Ireland. Members of the family were involved in the brick business and the family donated the land for Trinity Anglican church as well as the bricks used in its building.<sup>5</sup> Henry Rutledge (1797-1875) was a local councillor and is an ancestor of the present City councillor George Carlson. The Rutledges were large land-owners in the area, however, and their connection to these buildings is very tangential because development of the lands did not begin until after their tenure.

<sup>4</sup> [www.mississauga.ca](http://www.mississauga.ca) (mapping)

<sup>5</sup> Tweedsmuir History of Streetsville, Volume 1, p. 90.

The Dowlings are also a significant family in Streetsville. James Dowling (1827-1909) arrived in Streetsville from Garafraxa, ON in 1879 and in 1886 purchased a 192 acre farm on the north side of Britannia Rd (present Canada Brick site). The Dowlings were successful farmers and eventually also went into the implement and business. They were strict Methodists and active in the Church community.<sup>6</sup>

James Dowling had two sons, John (d. 1938) and Albert. John was active in the community and in business. He served on the Church Board and was a member of the Village Council. James Dowling married Mary Alice Hepton in 1902 and they raised nine children, most prominent of whom was Frank Dowling (1914-1998) who is remembered as Reeve of Streetsville in 1958 and later became the first mayor of the Town in 1962.

Mary Alice Hepton is the same Mary A. Dowling that purchased 32 Queen St. S. in 1951. This would have been 13 years after the death of her husband John and 7 years prior to the election of her son Frank as Reeve in 1958. David J. Dowling who transferred the house to the present owner in 1979 is the son of Mary and brother of Frank.

The Dowling family is commemorated in Streetsville by the Dowling House at 2285 Britannia Rd. W. This is the house where John and Mary raised their children and where Frank Dowling was born. The house was sold by the Dowling family in 1946.<sup>7</sup> It is designated under Part IV of the Ontario Heritage Act.

Mary A. Dowling's death announcement is a testament to the importance of the family to the local community:

*Streetsville, Sunday, lost one of its lifelong and most highly respected citizens in the death of Mrs. John Dowling in South Peel Hospital, after a brief illness. Mrs. Dowling was the widow of former reeve of Streetsville and mother of 1958 reeve, now Deputy-reeve, Frank Dowling.*

*Keenly interested in the affairs of the whole community in which her whole life was spent, Mrs. Dowling was exceptionally active in the work of the United Church and its various women's groups.*

*Mrs. Dowling was a native of Malton but came to Streetsville district in 1903. For many years they farmed in this area before retiring to the village. She was the daughter of the late Mr. and Mrs. John Hepton.*

*Mrs. Dowling is survived by her six sons, Cecil, David, Frank and Roy of Streetsville; George of Windsor and Harold of Cooksville and a daughter, Verna (Mrs. W. Finley) of Streetsville. She was in her 77th year.*

*Funeral service was conducted in the Streetsville United Church on Tuesday afternoon by Rev. Lloyd G. Stapleton assisted by Rev. T. D. Jones. The many floral tributes which filled the chancel were evidence of the high respect and esteem in which she and her family have been held by a wide circle of friends.*

*Pallbearers were Harold Beattie, William Hamilton, Alan Couse, Wilfred Steen, Harold Mills and Harry Lee.*

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<sup>6</sup> The Tweedsmuir History of Streetsville, Volume III, page 64 (collection of Heritage Mississauga)

<sup>7</sup> Mississauga News, Dec 17 2010

*Burial was in Streetsville Cemetery.*<sup>8</sup>

### 3.1 Cultural Landscape Criteria

#### Streetsville Village Core cultural landscape criteria:

-illustrates style, trend or pattern

*Analysis:*

*- the existing one-storey, single family homes north of the village core are an example of early 20<sup>th</sup> century village-type residential development, but clearly the intent of the Official Plan and zoning by-law is not to retain these buildings but to encourage the re-development of this area with built form and use more similar to the historic commercial downtown.*

-illustrates an important phase in Mississauga's Social or Physical Development

*Analysis:*

*-the context of this "important phase" is clearly the development of the Village of Streetsville. These properties are part of the early development of the Village by virtue of the age of the buildings and of their being part of the 1856 Hyde-Rutledge subdivision but to no greater an extent than any other building or property.*

-aesthetic and visual quality (built environment)

*Analysis:*

*-this is a part of the community very much in architectural transition and we can anticipate more pressure to demolish and re-develop adjacent properties. The existing buildings at 32 and 34 Queen St. S. retain the form of their original construction but any architectural or visual interest they might have had has been lost to successive renovations or lack of maintenance. These buildings do not enhance the aesthetic and visual quality of the built environment and are not positive attributes in the streetscape.*

-historical or archeological interest

*Analysis:*

*-these properties date to the early 20<sup>th</sup> century in common with their neighbours and nothing would suggest particular historical or archeological interest here.*

-designated structures

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<sup>8</sup> Streetsville Review, quoted in Tweedsmuir History of Streetsville

*Analysis:*

*-no designated structures are impacted by the potential removal of these buildings.*

Additional Mississauga Road Scenic Route criteria:

-scenic and visual quality (landscape environment)

*Analysis:*

*- these buildings are not attractive examples of built form and do not contribute positively to the scenic or visual quality of the Scenic Route*

-horticultural interest

*Analysis:*

*-there is no obvious horticultural interest in these properties*

-landscape design, type and technological interest

*Analysis:*

*-there is no landscape design apparent in these properties. There is no technological interest in these properties.*

-consistent scale of built features

*Analysis:*

*- The intent of the Official Plan and zoning by-law is to encourage development and intensification of the site and not to respect the existing one-storey development and residential uses presently located on the site and existing along the east side of Queen Street South. There is no consistency of scale at the present time - this area is extremely varied, with existing one and two-storey residential development, newer townhouse development, commercial development and industrial development all in close proximity.*

**3.2 Cultural Landscape Analysis and Conclusion**

32 and 34 Queen St. S. are not significant components of the Streetsville Village Core or Mississauga Road Scenic Route cultural landscapes.

**4.1 Mandatory Ontario Heritage Act Analysis:**

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *Ontario Heritage Act*. This is the part of the Act that allows designation of individual designations (Part IV designations). The criteria area:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.

*Analysis: These properties are typical examples of early 20<sup>th</sup> century residential development in Streetsville Village however their form, construction methods, techniques and materials were very typical for houses of this era. They are in no way unique, rare or representative of high achievement.*

2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

*Analysis: 32 Queen St. S. has associations with the Dowling family through the ownership of Mary Alice Dowling, whose husband and son were important to the community, however the importance is limited in this case because Mrs. Dowling owned the property following the death of her husband and there is no known relationship between her son and this property. The Dowling family is suitably commemorated in the community with the Part IV designation of the Dowling House.*

3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

*Analysis: These properties are not in a significant location in the community and are in no way a landmark. As examples of early development they are physically linked to their surroundings but*

*not in a greater way than any other property in the community. They do not define, maintain or support the character of the area in a meaningful way.*

**Conclusion:**

The properties at 32 and 34 Queen St. S. have limited architectural, contextual and historical value and would not be worthy of Part IV designation.

**Provincial Policy Statement:**

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

*Analysis:*

*Under this definition the existing properties at 32 and 34 Queen St. S. do not warrant conservation.*

**4.2 Mandatory recommendations regarding 32 and 34 Queen St. S.**

The present buildings at 32 and 34 Queen St. S. are not a significant cultural heritage resource and their demolition would not cause appreciable loss of heritage value to the Streetsville Village Cultural Landscape or Mississauga Road Scenic Route.

No mitigative measures are necessary.

For the reasons given above the property is not worthy of designation under Ontario Regulation 9/06.

The properties does not warrant conservation as per the definition in the Provincial Policy Statement.

**5.1 Qualifications**

Rick Mateljan is a Technologist licensed by the OAA and is vice-Chair of the Mississauga Heritage Advisory Committee. He has been involved in Infill, Intensification and Adaptive Re-use projects, many in Heritage Conservation Districts, for almost 20 years. A full CV is appended to this document.

**6.1 Recommendations**

32 and 34 Queen St. S. do not meet the criteria for Part IV designation under the Ontario Heritage Act and they should be allowed to be removed from the Heritage Register. Their removal and the eventual adaptive re-use of these sites also meets the intent of the Official Plan and Zoning By-law. There will be no adverse impacts by this removal and no mitigation measures are required.



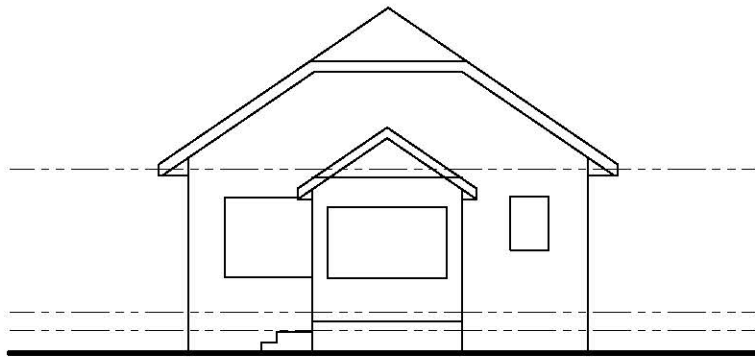
**Bibliography:**

- Mississauga Library, Canadiana Room, original unpublished documents and newspaper clipping files
- Heritage Mississauga, original unpublished documents, original photographs
- City of Mississauga website, property information, zoning by-law, Official Plan
- Hicks, Kathleen A., Streetsville: From Timothy to Hazel, Mississauga Library System, 2008

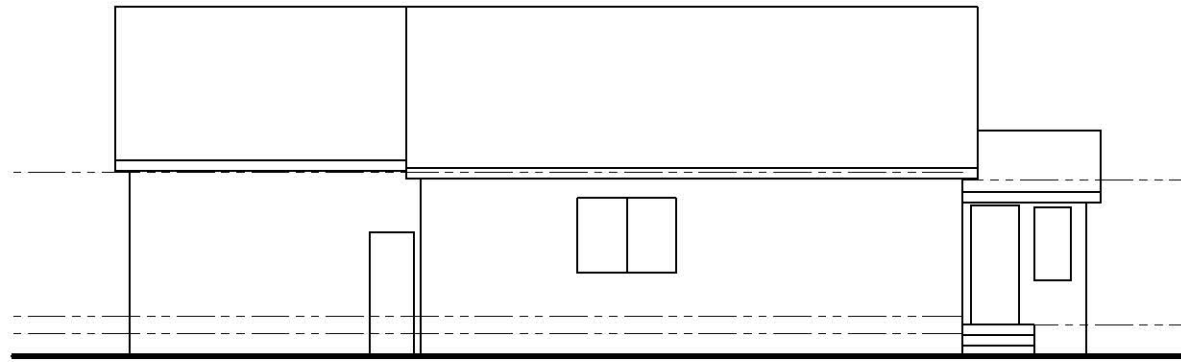
-websites: University of Toronto Mississauga, Heritage Mississauga

**Appendix:** Floor plans and elevations showing final built condition of 32 and 34 Queen St. S.

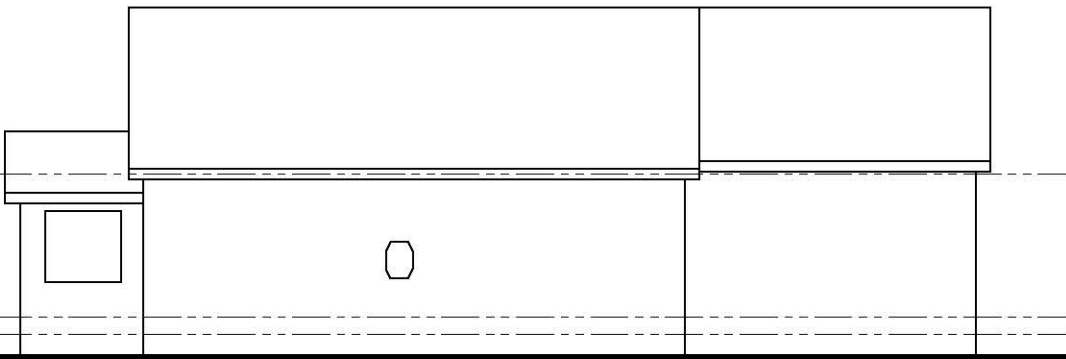
**Appendix:** Rick Mateljan CV



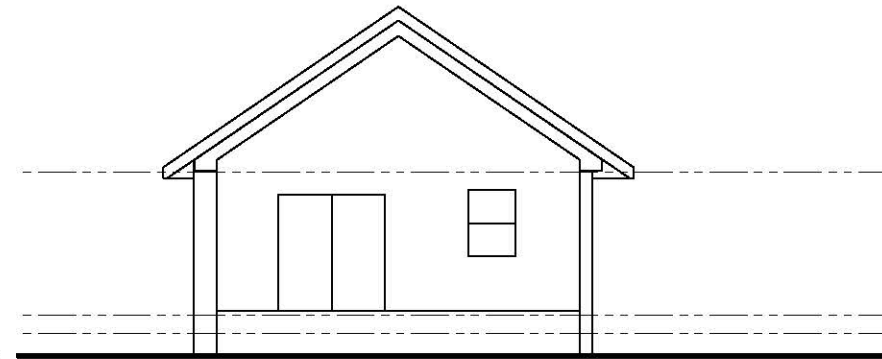
FRONT ELEVATION



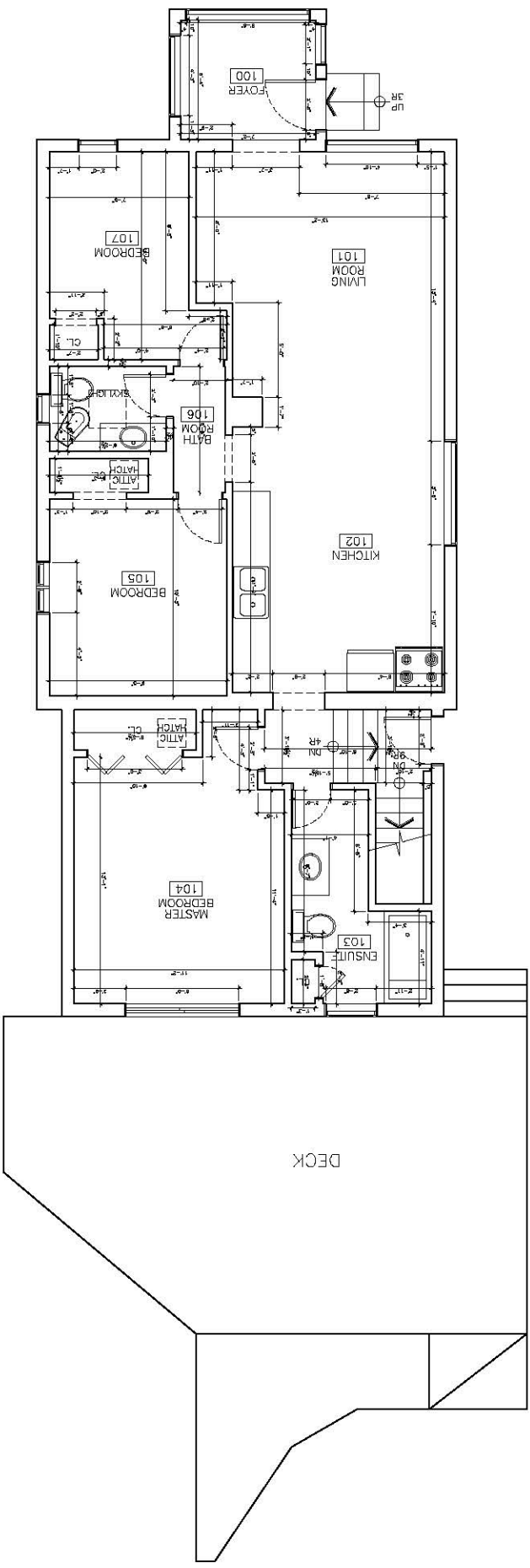
SOUTH ELEVATION

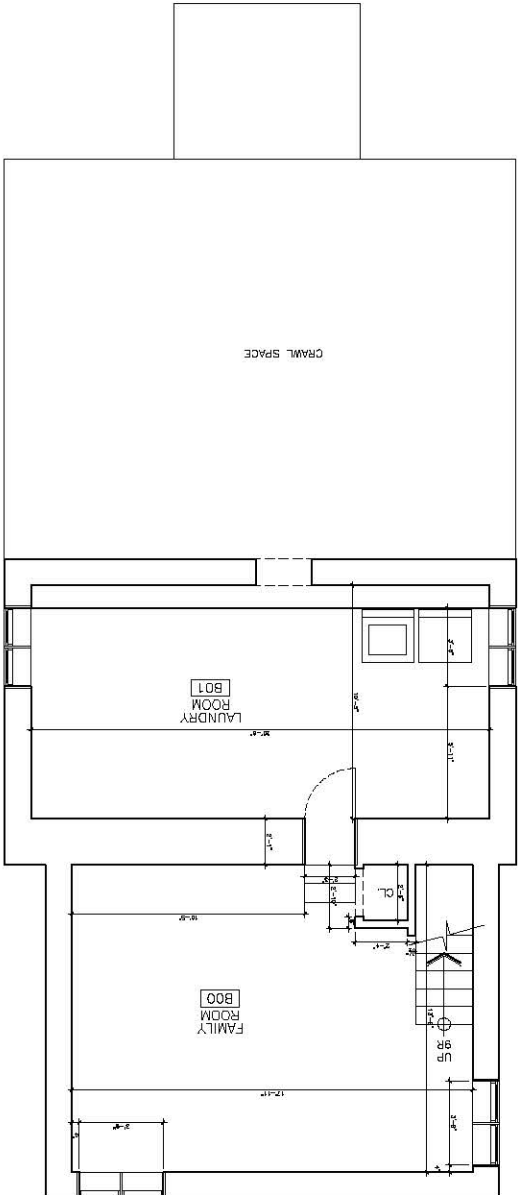


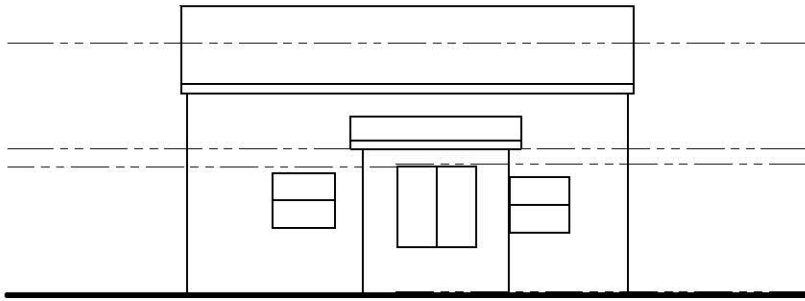
NORTH ELEVATION



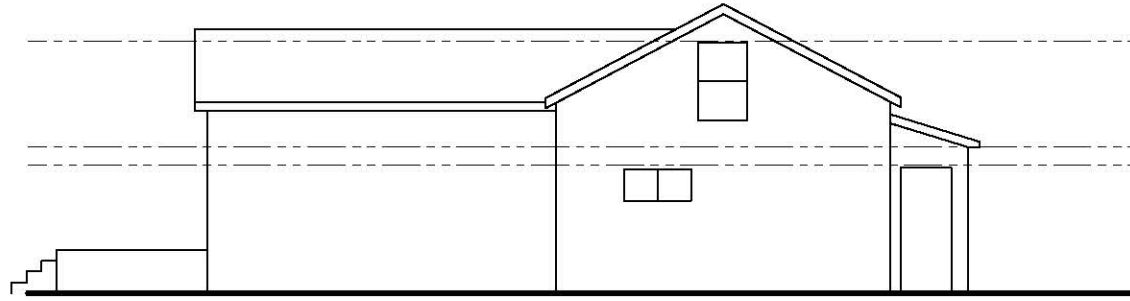
WEST ELEVATION



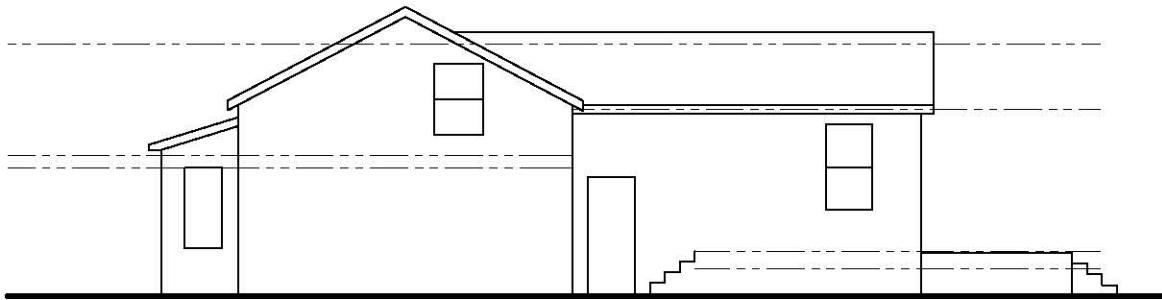




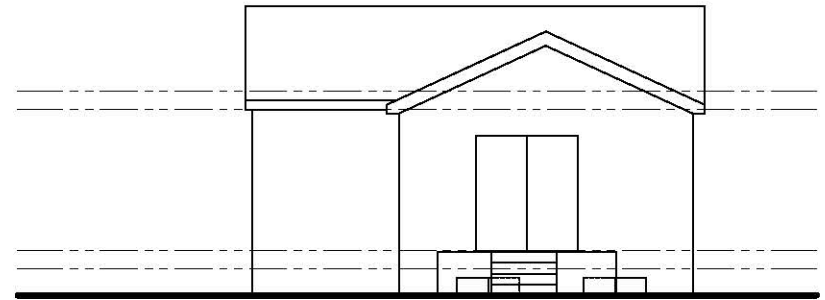
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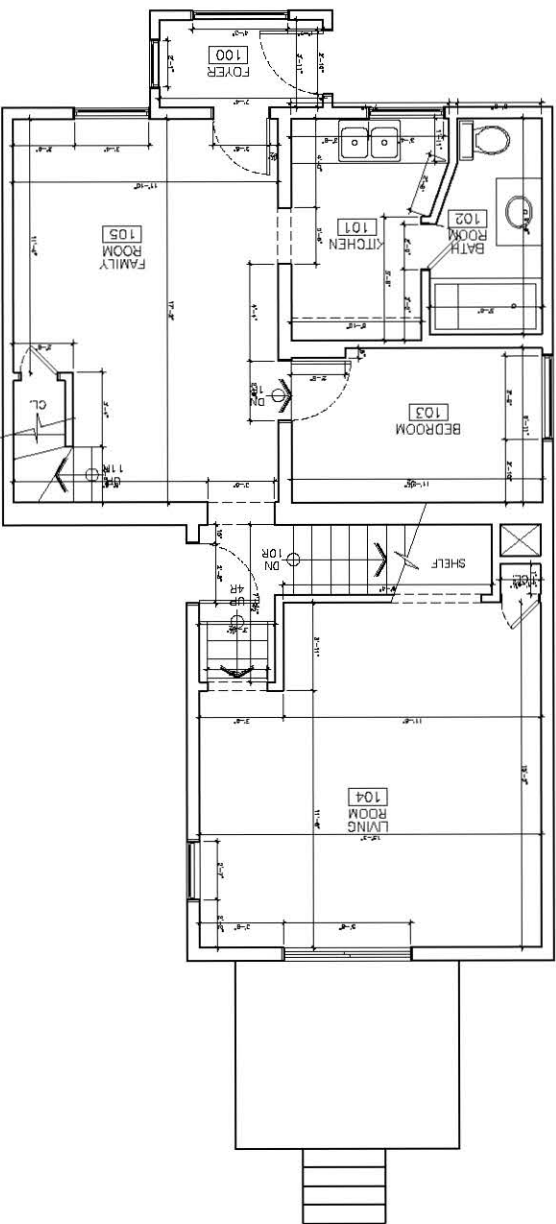
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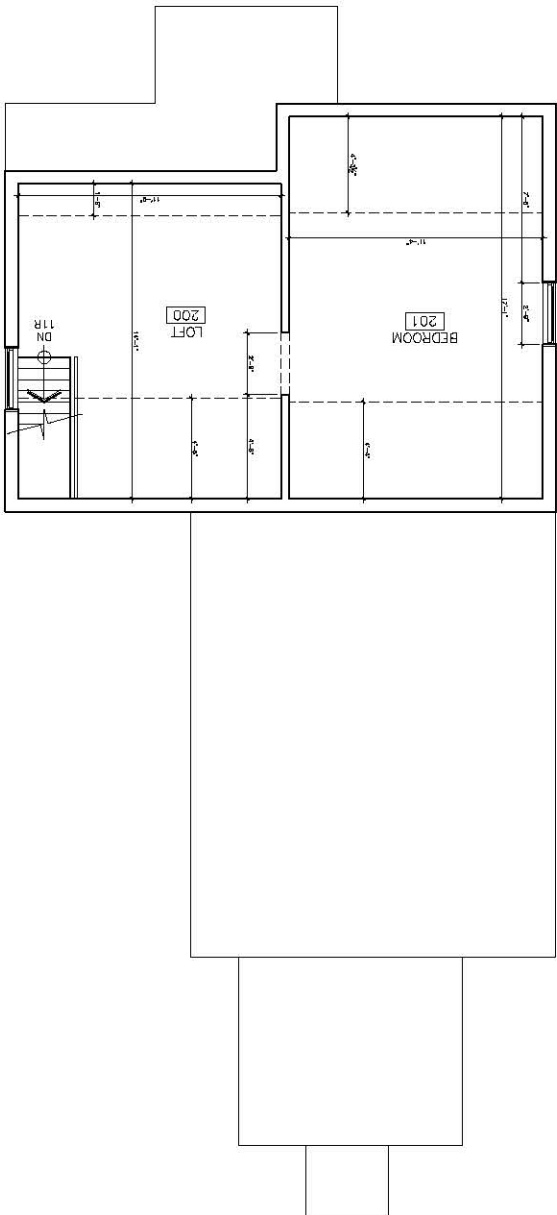


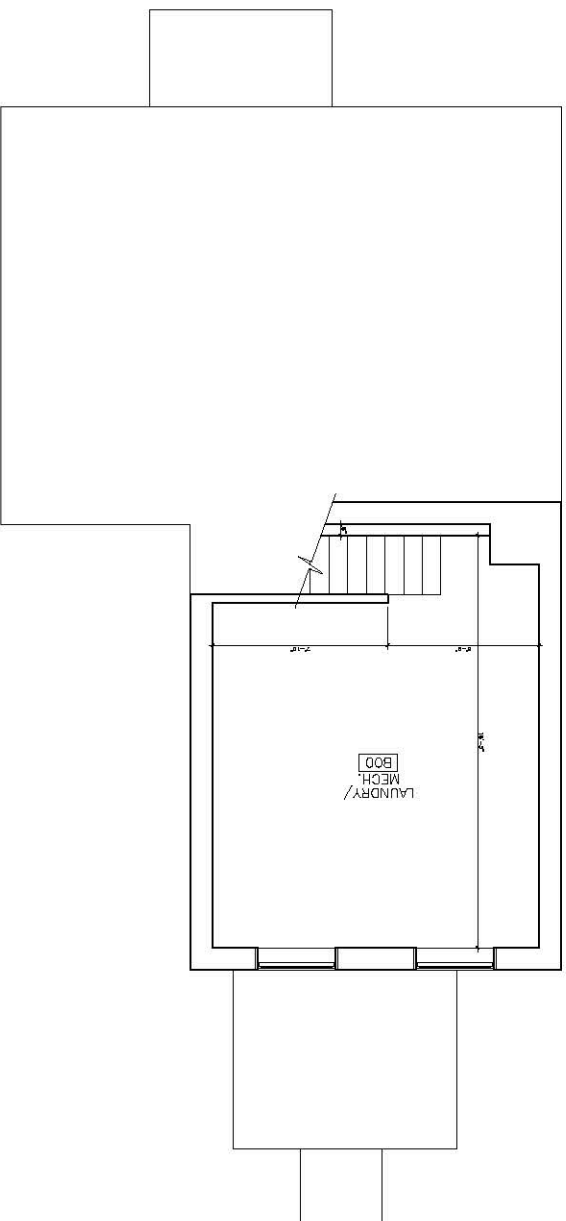
NORTH ELEVATION



WEST ELEVATION









**RICK MATELJAN** B. A. Lic. Tech. OAA  
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(t) 416 315 4567 (e) rick.mateljan@smda.ca

## curriculum vitae

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### Education:

- |           |   |
|-----------|---|
| 1978-1983 | <b>Trinity College, University of Toronto</b> <ul style="list-style-type: none"><li>B. A. (4 year) (Specialist English, Specialist History)</li></ul>                               |
| 1994-1995 | <b>Ryerson Polytechnic University</b> <ul style="list-style-type: none"><li>detailing of residential and institutional buildings, OBC, technical and presentation drawing</li></ul> |
| 1997-2006 | <b>Royal Architectural Institute of Canada Syllabus Program</b> <ul style="list-style-type: none"><li>program of study leading to a professional degree in architecture</li></ul>   |

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### Employment:

- |                |   |
|----------------|---|
| 2010 - Present | <b>Strickland Mateljan Design Associates Ltd.(Partner)</b> <ul style="list-style-type: none"><li>architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation</li><li>heritage and urban design consulting for complex infill projects</li><li>responsible for management, business development, marketing and project delivery</li><li>extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code</li><li>extensive experience in municipal approvals, heritage approvals</li><li>Ontario Association of Architects licence with terms, conditions and limitations</li></ul> |
| 2001 - 2010    | <b>Gren Weis Architect and Associates, Designer and Project Manager</b> <ul style="list-style-type: none"><li>design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction</li><li>extensive client, consultant and building site involvement</li><li>extensive experience in multi-disciplinary team environments</li><li>specialist at Municipal Approvals, Site Plan and Re-zoning approvals</li><li>specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities</li><li>corporate communication, advertising and photography</li></ul>  |

1993-2001

**Diversified Design Corporation, Owner**

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

---

**Recent professional development:**

2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified to give testimony before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

---

**Activities:**

2016-present	Member, OAA Practice Committee
2015-2016	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS and member of the Student Award Jury
2011-2016	Member, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-present	Member, Mississauga Heritage Advisory Committee (vice-chair from 2015), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

---

**Memberships:**

Ontario Association of Architects  
 Ontario Association of Applied Architectural Sciences

City of Mississauga  
**Corporate Report**



Date: 2019/01/08

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of  
 Community Services

Originator's files:

Meeting date:  
 2019/02/05

## Subject

**Request to Demolish a Heritage Listed Property: 24 Ann Street (Ward 1)**

## Recommendation

That the property at 24 Ann Street, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated January 15, 2018.

## Background

Section 27.3 of the Ontario Heritage Act states that an owner wishing to demolish a property that is listed on the City's Heritage Register but not designated under the Ontario Heritage Act must give 60 days' notice of their intention to demolish. The notice must be accompanied by a Heritage Impact Assessment (HIA) that meets the City's terms of reference. The purpose of this legislation is to allow time for Council to consider whether the property merits designation under the Ontario Heritage Act.

The owner of the subject property has submitted a heritage permit application to demolish the existing detached dwelling, which is listed on the City's Heritage Register. The property is listed because it processes a farm house vernacular within Port Credit. The HIA that supports the demolition application, by Megan Hobson, is attached as Appendix 1.

## Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Assessment compiled by Megan Hobson, attached as Appendix 1. The consultant has concluded that the subject property is not worthy of designation.

The subject property has undergone extensive unsympathetic alterations and is no longer a representative example of Ontario Gothic Revival Cottage vernacular. Original elements of the exterior and interior of the building are limited due to these modifications. The date of

construction is speculated to be circa 1860 - 70 as the dwelling located on the subject property was moved to the present location at some point during the 20<sup>th</sup> century. This move was undocumented and the builder remains unknown. The subject property is also located within an area of extensive redevelopment which has impacted the contextual value of the property.

Regulation 9/06 states that a “property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the criteria” set out in the regulation. Staff concurs with Megan Hobson’s HIA report, the subject property does not merit heritage designation.

## **Financial Impact**

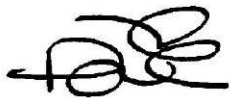
There is no financial impact resulting from the recommendation in this report.

## **Conclusion**

The owner of 24 Ann Street has applied to demolish the property. The property does not merit heritage designation when reviewed against the criteria for Ontario Regulation 9/06. The applicant’s request to demolish should proceed through the applicable process.

## **Attachments**

Appendix 1: Heritage Impact Assessment



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Brooke Herczeg, Heritage Analyst

# HERITAGE IMPACT ASSESSMENT



**24 ANN STREET**  
PORT CREDIT, MISSISSAUGA

21 DEC 2018

**MEGAN HOBSON**

M.A. DIPL. HERITAGE CONSERVATION

**Built Heritage Consultant**

45 James Street, Dundas, ON L9H 2J5

905.975-7080

[mhobson@bell.net](mailto:mhobson@bell.net)

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## 1.0 BACKGROUND & METHODOLOGY

This *Heritage Impact Assessment* report was prepared by built heritage consultant Megan Hobson for Edenshaw Developments Ltd. The purpose of this report is to determine the heritage value of 24 Ann Street and assess the impact of a proposed demolition of the existing dwelling located on the property. A *Heritage Impact Assessment* is required because this property is listed on the City of Mississauga's *Heritage Property Register* as a *non-Designated* property.

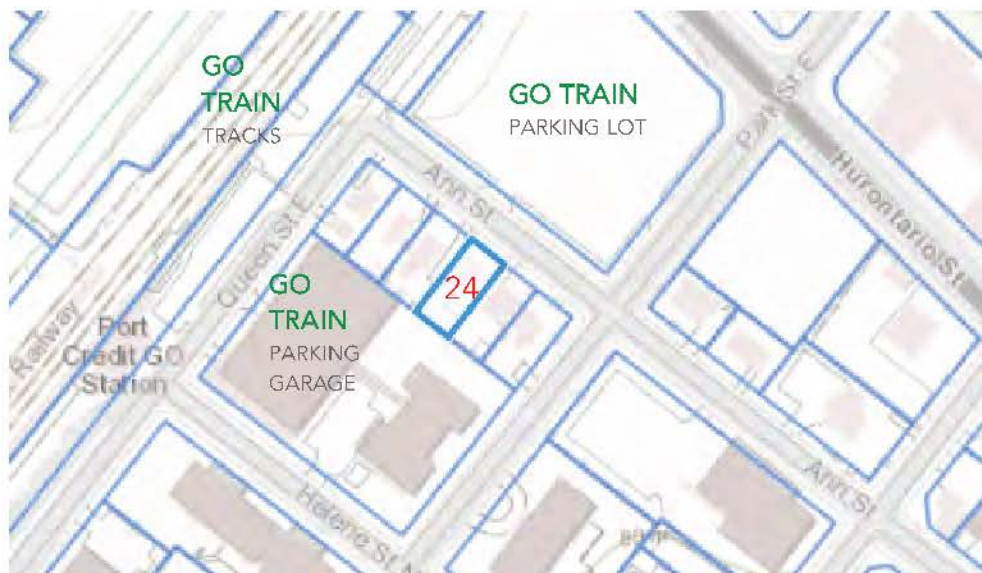
The subject property is part of a parcel of land that is being assembled by Edenshaw for the purpose of redevelopment. The development parcel includes three properties on the west side of Ann Street, directly across the street from a parking lot at the Port Credit GO Station. The three properties are: the subject property (24 Ann Street), 26 Ann Street and 78 Park Street East. A *Heritage Impact Assessment* for 78 Park Street East by Steven Burgess Architects was previously submitted to the City and reviewed by the Heritage Committee with no objection to demolition of the listed heritage building on that property.

This report was prepared in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Assessments (2014)*. A site visit was undertaken by Megan Hobson in October 2018 to assess and document the current condition of the property and its relationship to the surrounding neighbourhood. Historical research was carried out, including a title search to determine past ownership of the property, and relevant heritage planning policies were reviewed. Research assistance was provided by Kyle Neill, Senior Archivist at the Region of Peel Archives (PAMA).

## 2.0 LOCATION

The subject property is located on the west side of Ann Street between Park Street and Queen Street. It is close to the GO train track that runs parallel to Queen Street and there are commuter parking facilities nearby, including a surface parking lot on Ann Street, directly across the street from the subject property, and a 3-storey parking garage located behind the subject property.

This area has been heavily impacted by 20<sup>th</sup> century redevelopment. It is a neighbourhood in transition that includes older single-detached residential housing amidst 20<sup>th</sup> century high-rise apartments. This area has been identified in the *Official Plan* and the *Port Credit Local Area Plan* as a 'Community Node' area where further infill and intensification is desirable in close proximity to the Port Credit GO Station 'Mobility Hub'.



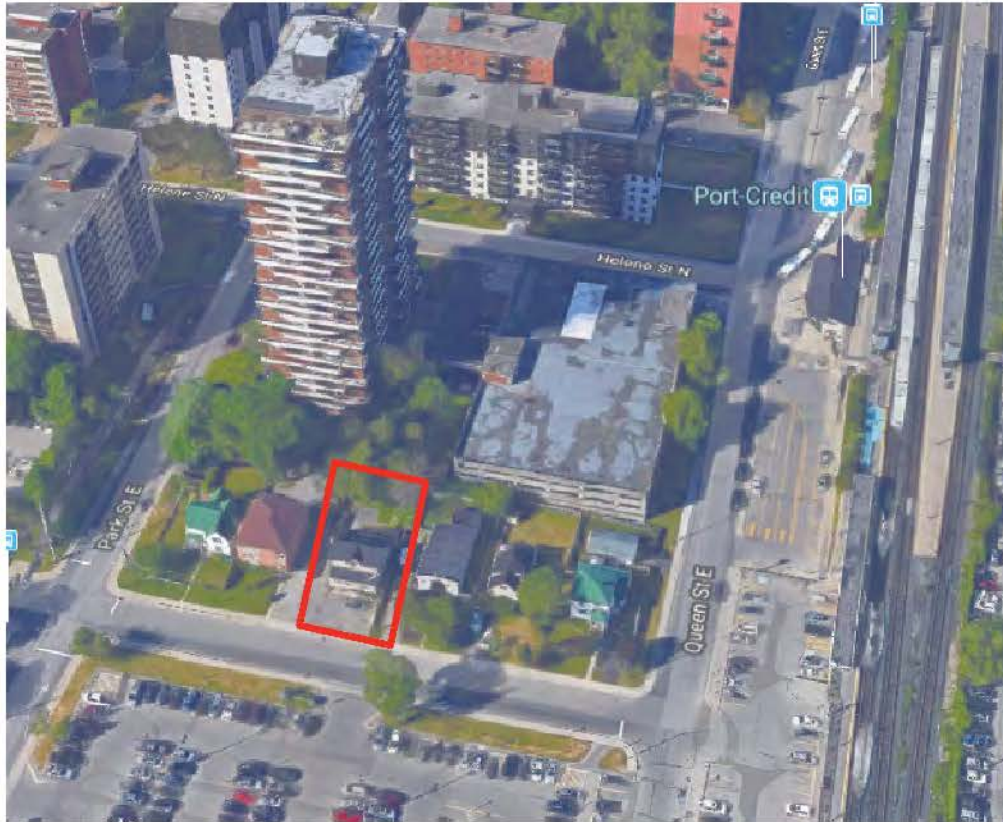
Location Map: 24 Ann Street

### 3.0 SITE DESCRIPTION

See Appendix A: PHOTO-DOCUMENTATION

See Appendix B: AS-FOUND DRAWINGS

The subject property is an urban lot that is approximately 510 square meters with a 15-metre frontage on Ann Street. It contains a 1.5 storey single-detached residential building. There is a paved driveway on the south side of the house and the front yard has been paved for parking. It is part of a streetscape on the west side of Ann Street that contains 1-1.5-storey single-detached housing and a small 3-storey apartment building. There is a 27-storey residential tower and a 3-storey above ground parking garage located behind the subject property.



24 Ann Street [Google Earth]

#### Exterior Elements

The dwelling located on the subject property has been significantly modified from its original form. Modifications noted on the exterior include the following:

- Recladding of the exterior with aluminum side
- Addition of an enclosed porch across the front of the building
- Addition of an enclosed external stairway on the south side of the building
- Replacement of all the original doors
- Replacement of all the original windows (with modern vinyl clad windows)
- Replacement of the original wood soffit and fascia boards
- Rebuilding of the chimneys (addition of a stone veneer on the base of the window on the south side)
- Addition of skylights in the roof





The roofline of the original c. 1870 house, with its centre gable, is the only original feature still visible on the exterior

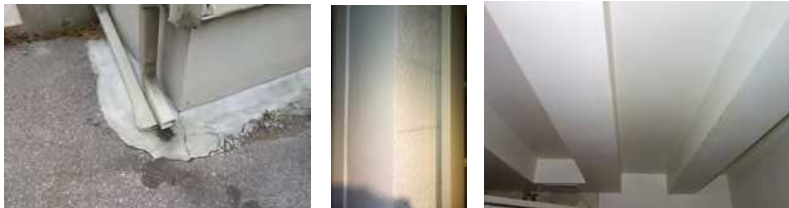
### Interior Elements

The interior has modern finishes throughout including drywall and laminate or tile flooring. The interior layout has been altered extensively. The original staircase to the upper floor has been removed. Modern bathrooms and kitchens have been installed on each floor. There are no original staircases or fireplaces. The only historic feature identified on the interior is a very limited amount of wood trim, baseboard, and crown moulding in some areas on the first and second floor. This millwork exhibits a moderate degree of craftsmanship in a style that was very common in Ontario in the late 19<sup>th</sup> and early 20<sup>th</sup> century.



There is a very limited amount of 19<sup>th</sup> or early-20<sup>th</sup> century millwork in some areas on the first and second floor.

The house appears to have been raised onto a new concrete block foundation in the 20<sup>th</sup> century. The floor beams are visible in the basement but they have been encased in dry wall so it is difficult to determine the age of these components.



The house has a concrete block foundation (left and centre). The floor framing is visible in the finished basement (right).

### Landscape Elements

The lot is flat and featureless and does not contain historic plantings. The front yard has been paved and is used for parking. The rear yard contains a lawn and there is a small garden shed in the back corner of the lot. The shed is clad with aluminum and appears to date from the early to mid-20<sup>th</sup> century. There are some large conifers along the rear property line that appear to be self-seeded.



The only notable landscape elements are the large conifers along the rear property line that appear to be self-seeded.

#### 4.0 HERITAGE STATUS

The subject property is currently listed on the *Municipal Heritage Register* as a *non-Designated* property. According to the City's online Property Information, the property is listed for 'architectural' reasons as an example of a 'vernacular farmhouse' that was built c. 1870. The listing identifies it as the 'Latka Residence' and notes that the building has been 'heavily altered'. Alterations referred to in the listing include: 'aluminum siding', 'front and rear additions' and 'an enclosed external stair to the second floor'. The description and images included in the inventory are consistent with the current condition of the house.



Heritage Inventory photos, City of Mississauga Property Information

#### 5.0 HISTORICAL CONTEXT

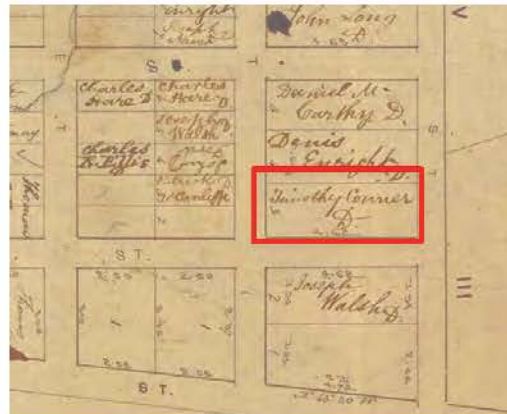
See Appendix C: Land Records

See Appendix D: Historic Mapping

Historically, the subject property is associated with the early development of the Village of Port Credit, a small port town on Lake Ontario with a station on the Great Western Railway line after 1856. An 1871 *Directory* describes Port Credit as:

*A post village and outport of the city of Toronto, situated in the township of Toronto, county of Peel. It is built on the river Credit, at its confluence with Lake Ontario, and has one of the best and safest harbors on the northern shore. Port Credit is a station of the Great Western railway. Distant from Streetsville 9 miles, from Oakville 8 miles, from Brampton, the county town, 14 miles, from Toronto 13 miles, from Hamilton 28 miles. Mail daily. Population about 375.*

The subject property is located on Lot 3 in the Port Credit extension, an area east of the Credit River that was laid out in 1846. An 1850 Map of the Village of Port Credit indicates that all of Lot 3, on the west side of Ann Street between Queen and Park Streets, was owned by 'Timothy Conner'. Land registry records confirm that 'Timothy Conner' had received all of Lot 3 as a Crown Grant in 1857.



1850 map of the Village of Port Credit (left) – the subject property is located on Lot 3 owned by Timothy Conner (right; detail rotated 90 degrees)

The 1861 Census confirms that 'Timothy Conner' (Roman Catholic, b. 1831 or 1832 in Ireland) lived on Lot 3 in Port Credit. He is 29 years old and described as a 'labourer'. He is living with Maria C. Connor (68 years), his widowed mother? and John Conner, a 12-year-old male relative. They are living together somewhere on Lot 3 in a one-storey frame dwelling that was built in 1855. This is not the dwelling that is located on the subject property.

In the 1891 Census 'Timothy O'Connors' is living in the Village of Port Credit and is described here as a 'Tinware Peddler'. Timothy is 60 years old and living with his wife Catherine (45 years) and daughter Ellen (23 years). This is the same person as 'Timothy Conner' so he must have changed his name (probably back to the original Irish rather than the Anglicized version that appears on his Crown Grant). In 1891 the O'Connors (Connors) are living somewhere on Lot 3 in a 2-storey frame dwelling with 6 rooms. This is not the dwelling that is located on the subject property.

A death notice for 'Timothy O'Connor' indicates that he died in 1898 at the age of 67 years. At the time of his death, he is described as a 'Peddler' living in the Village of Port Credit. In the 1901 Census Catherine Connor and her daughter 'Ellie' are still living in the house. Land records indicate that all of Lot 3 was sold by Timothy Connor's widow Catharine and daughter Ellen Mary to Margaret M. Robinson in 1905. No records in Peel County related to Margaret M. Robinson could be found, which would suggest that she did not live on the subject property.

The 1928 Fire Insurance Plan shows that there were no buildings on the subject property at that time.<sup>1</sup> Therefore, the 19<sup>th</sup> century dwelling currently located on the subject property must have been moved to this location some time after 1928. The house on the subject property may have been re-located by the Thomson family but this cannot be confirmed. However, the fact that this property belonged to William H. Thomson between 1950 and 1958 establishes a connection between this property and the Thomson family.

There are conflicting accounts about the relocation of the John Thomson house. Some sources state that it was moved to 19 Ann Street in 1930. Local historian Kathleen Hicks claims that it was dismantled and moved to Big Bay Point (Innisfil?) in 1964. There is a house located at 19 Ann Street that is identified as a Thomson house. There is an historic photo in the Harold Hare Collection at the Peel Archives of a different house that is identified as the John Thomson house. This house bears some resemblance to the subject dwelling, but due to the significant modifications made to the subject property, and the lack of surviving documentation, there is no conclusive evidence that this is the same house. This was a very common type of house and moving houses was a fairly common practice. Based on surviving evidence, it is not possible to determine where the subject dwelling was relocated from or who the original owner was.



19 Ann Street  
?John Thomson House, c. 1870  
Relocated from Lakeshore Road



24 Ann Street (subject property)  
?John Thomson House, c. 1870  
Relocated from Lakeshore Road



?demolished or relocated to 24 Ann Street  
?John Thomson House  
Relocated from Lakeshore Road East

<sup>1</sup> The 1928 Fire Insurance Plan shows that there was only one building on Lot 3 in 1928. It was a frame dwelling with an L-shaped plan that corresponds to the property currently located at 78 Park Street East. It is possible therefore that 19<sup>th</sup> century dwelling currently located at 78 Park Street East was Timothy Conner/O'Connor's house, but this cannot be confirmed from surviving documentation. (See previous *Heritage Impact Assessment* for 78 Park Street East by Steven Burgess Architects that was inconclusive).

A survey map from 1929 in the Land Registry Office shows Lot 3 was still one parcel at that time. The lot therefore appears to have been subdivided some time after 1929 into 6 lots that were sold off and built upon. The north half of Lot 3 contains three buildings built in the 1930s. The south half of Lot 3 contains two 19<sup>th</sup> century dwellings (the subject property at 24 Ann Street and 79 Park Street East) and a small 2-storey apartment building between them that was probably built in the 1970s.



Lot 3 – 2 extant 19<sup>th</sup> century dwellings and later 20<sup>th</sup> century infill

The lot corresponding to the subject property (55' x 110') was purchased as a separate lot from Margaret M. Young (formerly Robinson) by William H. Thomson in 1950. William H. Thomson was the son of John Thomson, of the Thomson Lumber Company who took over the family business after his father's death in 1913. The Thomson Lumber yard was located directly across the street from the subject property from 1895 to 1976 when it was expropriated by the Toronto Transportation Authority. Thomson sold the subject property in 1958 and it changed hands a number of times after that. A *Voters' List* from 1954 indicates that his residence was located at Oakwood Avenue South, so he did not live on the subject property.

The ownership of the subject property is summarized below:

- 1857-1905 Timothy O'Connor (Conner) – all of Lot 3
- 1905-50 Margaret M. Robinson – all of Lot 3
- 1950-58 \*William H. Thomson
- 1958-60 Arturo & Anna D'Ovidio
- 1960-66 Lucy Guidone
- 1966-78 Cesare & Gertrude Di Bernardo
- 1978-83 Fausto & Margaret Palumbo
- 1983-88 Heidi Jarockis
- 1988-90 Gabriela Latka
- 1990-94 Anita Albrecht
- 1994-present Current Owner

## 6.0 HERITAGE VALUE

The subject property contains a 19<sup>th</sup> century dwelling that does not have architectural value because it has been subjected to extensive unsympathetic alterations. It has been so extensively altered that it is no longer recognizable as a c. 1870 dwelling and is certainly not a representative example of a vernacular Ontario Gothic Revival cottage due to the removal of so many original features.

The subject property contains a 19<sup>th</sup> century dwelling that was relocated here from another site in the 20<sup>th</sup> century. The relocation is not documented and the original location and owner cannot be confirmed. It therefore does not have historical or contextual value because the provenance is lost.

## 6.1 EVALUATION ACCORDING TO ONT. REG. O9/06

<b>24 Ann Street, Port Credit (MISSISSAUGA), ONTARIO</b>		
<b>Criteria to Determine Cultural heritage value or interest</b>	<b>Assessment (Yes/No)</b>	<b>Rationale</b>
<b>1. Design or physical value:</b>		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	NO	<i>It is a significantly modified example of a c. 1870 vernacular Ontario Gothic Revival Cottage.</i>
b) Displays a high degree of craftsmanship or artistic merit	NO	<i>There are no original features remaining on the exterior or interior that display a high degree of craftsmanship or artistic merit.</i>
c) Demonstrates a high degree of technical or scientific achievement	NO	<i>It is a 1.5 storey frame dwelling and therefore does not demonstrate a high degree of technical or scientific achievement.</i>
<b>2. Historical or associative value:</b>		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	NO	<i>The dwelling was re-located from another site in the 20<sup>th</sup> century. The original location and owner is not known.</i>
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	<i>Due to the undocumented relocation of this building from an unknown location, extensive modifications to the building, and extensive post-war impacts to the surrounding neighbourhood, this property has very limited potential to contribute to an understanding of the community of Port Credit.</i>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	<i>This dwelling was built by an unknown builder and is based on a popular vernacular prevalent in Ontario in the 1860s and 70s.</i>
<b>3. Contextual value:</b>		
a) Is important in defining, maintaining, or supporting the character of an area	NO	<i>This is an area in transition. Contextual associations have been lost.</i>
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	<i>This is an area that has been heavily impacted by 20<sup>th</sup> century re-development. Historic links have been lost.</i>
c) Is a landmark	NO	<i>This is a modest vernacular dwelling. It is not a landmark.</i>

## 7.0 PROPOSED DEVELOPMENT

The applicant plans to demolish the subject property and two adjacent properties on the west side of Ann Street. The three properties are: 24 Ann Street (the subject property), 26 Ann Street (to the north) and 78 Park Street (to the south). A proposal for the site has not yet been prepared. The site has been identified as Special Site 12 in the Port Credit Local Area Plan and high-density development to support the Port Credit Mobility Hub is expected here. A maximum building height of 22-storeys is permitted here. There is an existing 27-floor apartment building behind the subject property. Given the current planning policies for this area, and the fact that there is a tall building on this block already, higher density and height seem appropriate for this location.

## 8.0 IMPACT ON HERITAGE VALUE

Based on an *Evaluation according to Ontario Regulation 09/06*, this property does not have significant heritage value. Therefore, potential heritage impacts resulting from demolition are negligible.

## 9.0 CONSERVATION STRATEGY

Given that this property does not have significant heritage value and does not meet criteria for Designation, a conservation strategy is not warranted. Research and documentation contained in this report are adequate mitigation. No further mitigation is required.

## 10.0 CONCLUSIONS & RECOMMENDATIONS

The subject property contains a heavily modified vernacular dwelling that was built c. 1870. It does not meet any of the criteria for Designation under the *Ontario Heritage Act*. It is located in an area that has limited historical or contextual value due to major impacts in the 20<sup>th</sup> century as a result of suburbanization. This is an area in transition where greater density is required to support the Port Credit Mobility Hub. It is therefore recommended that this property be removed from the Heritage Register so that a demolition permit can be issued.

## 11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art and architectural history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*.

## 12.0 SOURCES

### Primary Sources

- 1850 *Map of Port Credit* (April 1850) (LAC RG 1-100-0-0-3655) – Timothy Conner, all of Lot 3
- 1857 *Crown Grant* (LRO) – Timothy Conner, all of Lot 3
- 1861 *Census of Canada* – Timothy Conner, Irish, Labourer (29 years); Maria C. Conner (68 yrs) m. 1825, widow; John Conner (12 years) – 1-storey frame house, built 1855
- 1871 *Census of Canada* – Timothy Conner, Irish, Labourer (40 yrs); m. Catherine (30 yrs); dau. Ellen Mary (6 yrs)
- 1871 *Lovell's Province of Ontario Directory* – Timothy Connors, Trader

- 1873-4 *Lynch's Directory of the County of Peel* – Timothy Connor, Peddler and Maurice Connor, Labourer – 2-storey frame house with 6 rooms
- 1891 *Census of Canada* – Timothy O'Connors, Tinware Peddler (60 yrs); m. Catherine (45 yrs), dau. Ellen (23 yrs)
- 1898 *Death Certificate* – Timothy O'Connor, Peddler (67 years), heart failure
- 1954 *Voters List* – William H. Thomson, lumberman, 50 Oakwood South, Port Credit

### Secondary Sources

Blumenson, John. *Ontario Architecture; A Guide to Styles and Building Terms 1784 to the present*. (Fitzhenry & Whiteside, 1990)

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<http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

Steven Burgess Architects, *Heritage Impact Assessment; 78 Park Street East, Mississauga ON* (February 23, 2018)

## APPENDIX A: PHOTO-DOCUMENTATION

### CONTEXT



Figure 1: 24 Ann Street – CONTEXT – part of residential streetscape comprised of 1.5-2-storey single detached houses & a 2-storey walk-up apartment – backs onto a property containing a 27-storey tower



Figure 2: 24 Ann Street – CONTEXT – directly opposite the Port Credit GO Transit parking lot



Figure 3: 24 Ann Street – CONTEXT – view looking north on Ann Street toward the rail line with GO Train waiting on the track





Figure 4: 24 Ann Street – CONTEXT – front yard is paved for parking



Figure 5: 24 Ann Street – CONTEXT – adjacent residential properties to the north



Figure 6: 24 Ann Street – CONTEXT – adjacent residential properties to the south

EXTERIOR



Figure 7: 24 Ann Street - EXTERIOR – main elevation facing Ann Street



Figure 8: 24 Ann Street - EXTERIOR – stairs to front entrance



Figure 9: 24 Ann Street - EXTERIOR – front and south side elevation – external staircase on south elevation

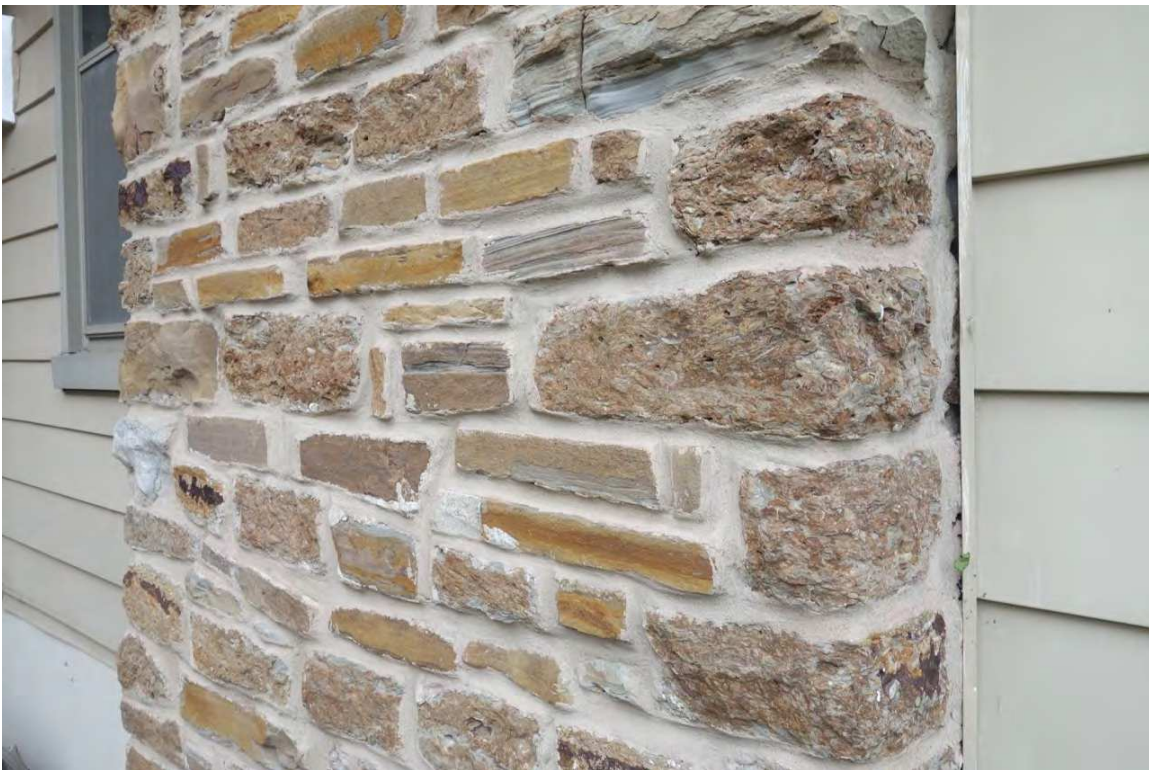


Figure 10: 24 Ann Street - EXTERIOR – modern stone veneer on the chimney on the south elevation



Figure 11: 24 Ann Street - EXTERIOR – front and north side elevation



Figure 12: 24 Ann Street - EXTERIOR – rear and north side elevation



Figure 13: 24 Ann Street - EXTERIOR – rear elevation



Figure 14: 24 Ann Street - EXTERIOR – plywood-clad shed in the rear yard



Figure 15: 24 Ann Street - EXTERIOR – rear yard



Figure 16: 24 Ann Street - EXTERIOR – vinyl-clad shed in the rear yard

INTERIOR



Figure 17: 24 Ann Street - INTERIOR – MAIN FLOOR - entry and dining room



Figure 18: 24 Ann Street - INTERIOR – MAIN FLOOR – living room





Figure 19: 24 Ann Street - INTERIOR – MAIN FLOOR – laminate flooring



Figure 20: 24 Ann Street - INTERIOR – MAIN FLOOR – wood door trim

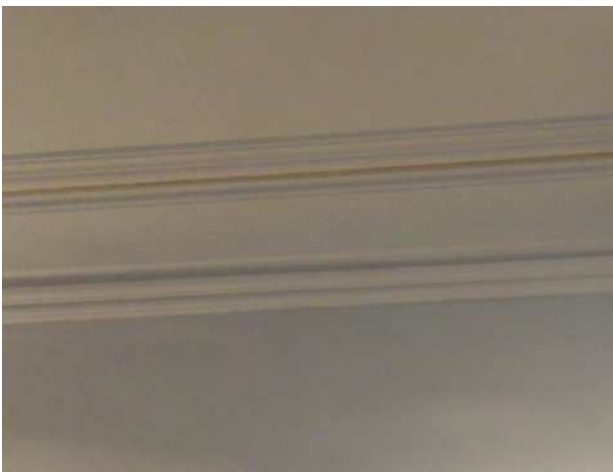


Figure 21: 24 Ann Street - INTERIOR – MAIN FLOOR – wood crown moulding



Figure 22: 24 Ann Street - INTERIOR – MAIN FLOOR – bedroom



Figure 23: 24 Ann Street - INTERIOR – MAIN FLOOR – back hallway



Figure 24: 24 Ann Street - INTERIOR – MAIN FLOOR – wood door trim & baseboard in back hallway

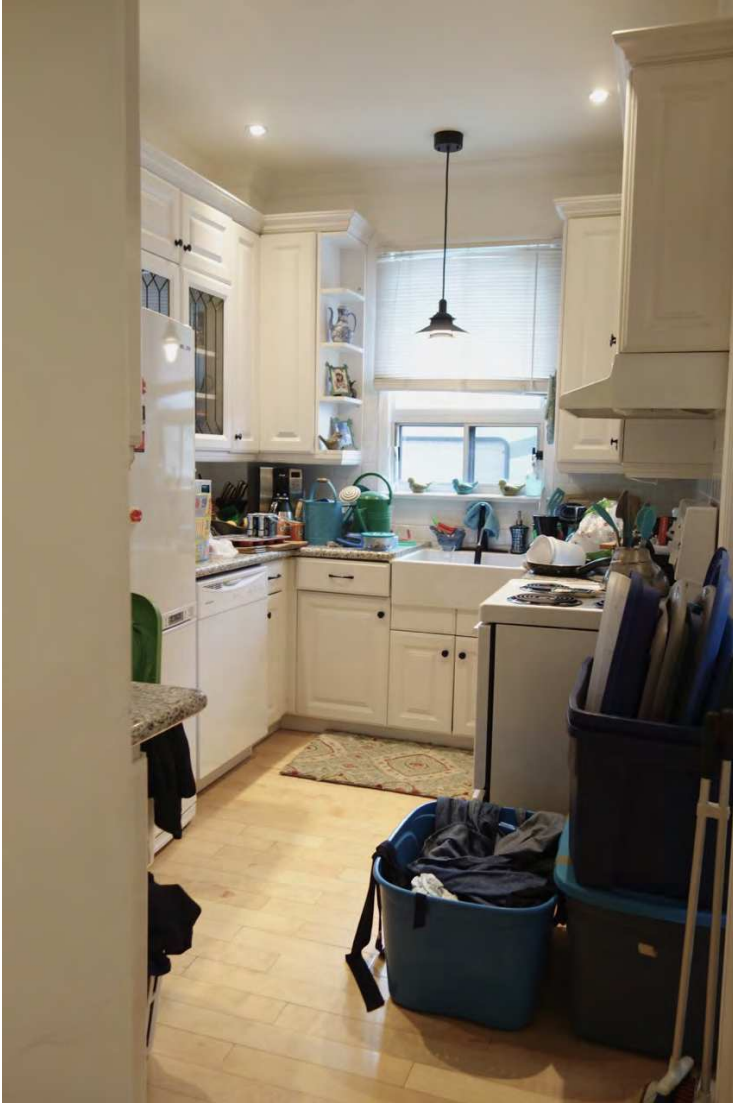


Figure 25: 24 Ann Street - INTERIOR – MAIN FLOOR – kitchen



Figure 26: 24 Ann Street - INTERIOR – MAIN FLOOR – kitchen window



Figure 27: 24 Ann Street - INTERIOR – MAIN FLOOR – bathroom



Figure 28: 24 Ann Street - INTERIOR – MAIN FLOOR – wood door & crown moulding in the bathroom



Figure 29: 24 Ann Street - INTERIOR – MAIN FLOOR – storage room

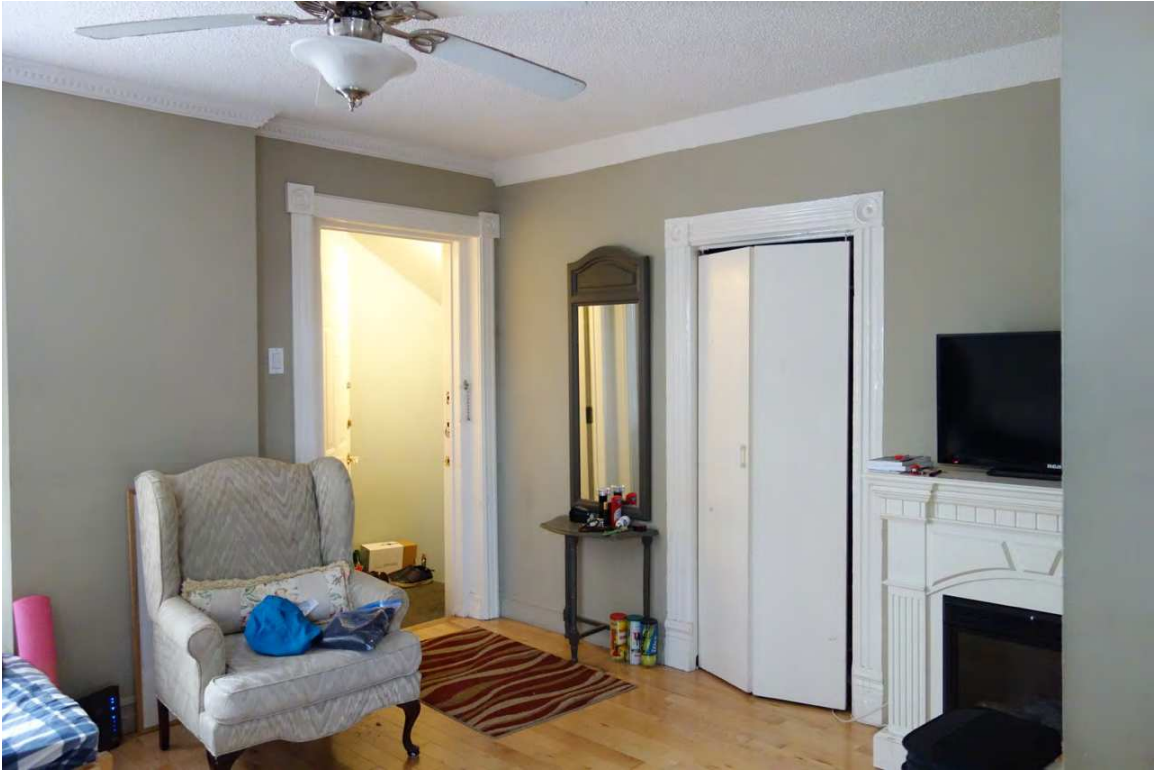


Figure 30: 24 Ann Street - INTERIOR – 2<sup>nd</sup> FLOOR – living room



Figure 31: 24 Ann Street - INTERIOR – 2<sup>nd</sup> FLOOR – living room fireplace



Figure 32: 24 Ann Street - INTERIOR – 2<sup>nd</sup> FLOOR – living room



Figure 33: 24 Ann Street - INTERIOR – 2<sup>nd</sup> FLOOR – living room





Figure 34: 24 Ann Street - INTERIOR - 2<sup>nd</sup> FLOOR - living room - wood door trim



Figure 35: 24 Ann Street - INTERIOR – 2<sup>nd</sup> FLOOR – living room – wood door trim



Figure 36: 24 Ann Street - INTERIOR - 2<sup>nd</sup> FLOOR - living room - wood door trim



Figure 37: 24 Ann Street - INTERIOR - 2<sup>nd</sup> FLOOR - bedroom - wood window trim & PVC crown moulding



Figure 38: 24 Ann Street - INTERIOR - 2<sup>nd</sup> FLOOR - bathroom - modern skylight



Figure 39: 24 Ann Street - INTERIOR - 2<sup>nd</sup> FLOOR - kitchen - wood window trim



Figure 40: 24 Ann Street – BASMENT – concrete block walls



Figure 41: 24 Ann Street - INTERIOR – BASEMENT – exposed beams with modern spray stucco finish – modern fireplace and windows





Figure 42: 24 Ann Street - INTERIOR - BASEMENT - hallway and bathroom - laminate and tile flooring



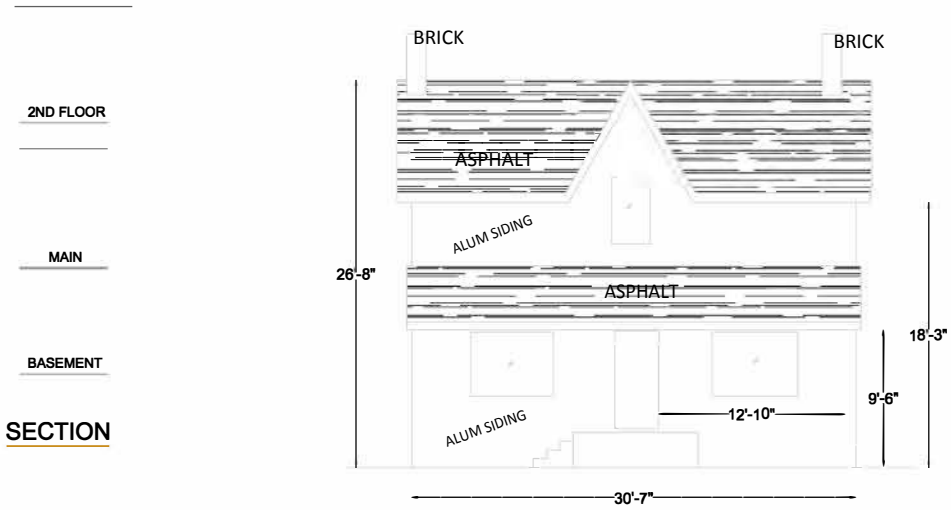
Figure 43: 24 Ann Street - INTERIOR - BASEMENT - storage room - exposed beams with modern spray stucco finish - modern window



Figure 44: 24 Ann Street - INTERIOR - BASEMENT - hallway - exposed beams with modern spray stucco finish - modern window



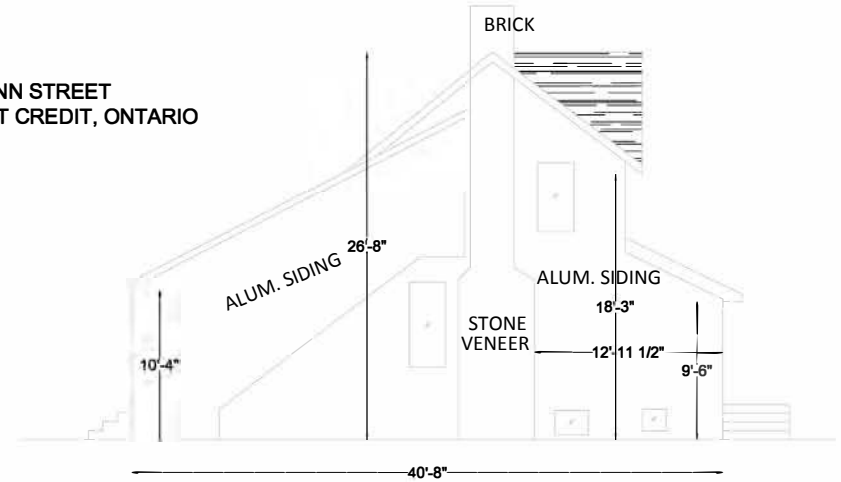
Figure 45: 24 Ann Street - INTERIOR – BASEMENT – kitchen



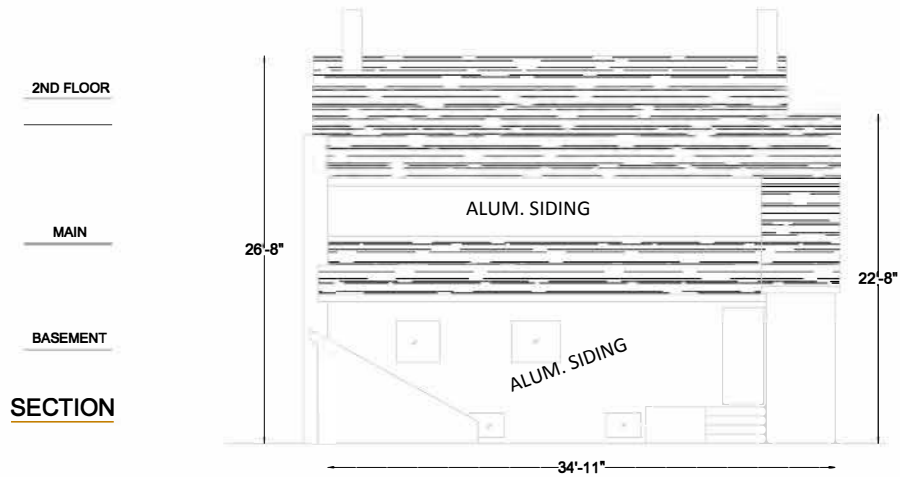
**EAST ELEVATION (FRONT)**



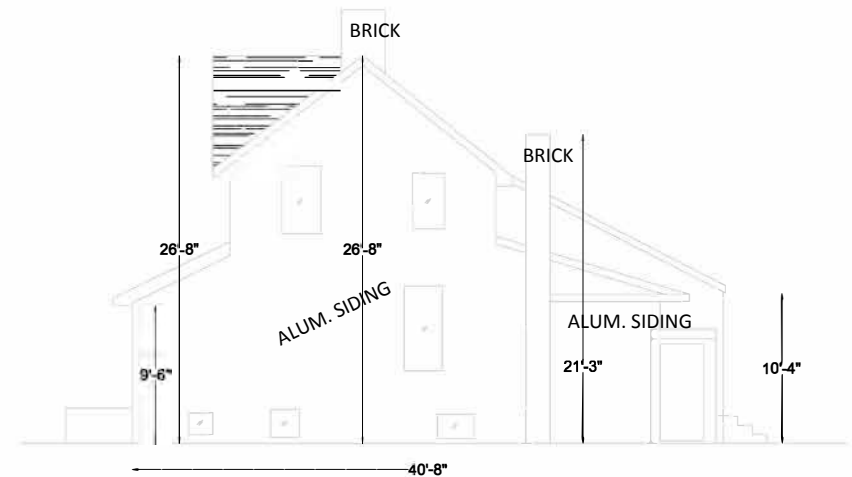
24 ANN STREET  
PORT CREDIT, ONTARIO



**SOUTH ELEVATION (SIDE)**



**WEST ELEVATION (REAR)**



**NORTH ELEVATION (SIDE)**

2ND FLOOR

MAIN

BASEMENT

**SECTION**

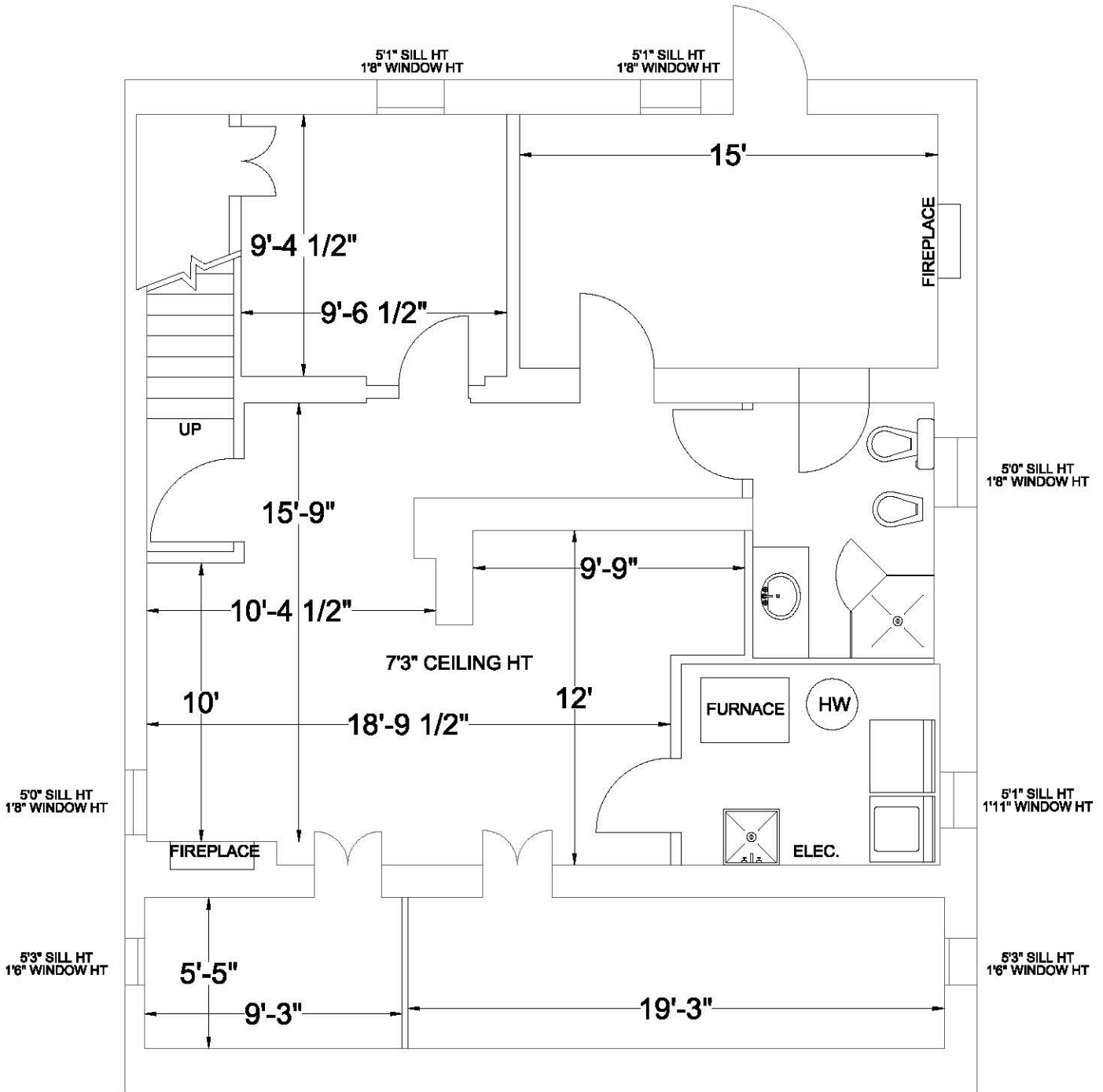
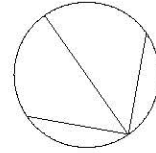
2ND FLOOR

MAIN

BASEMENT

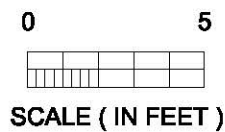
**SECTION**

# 24 ANN STREET PORT CREDIT, ONTARIO

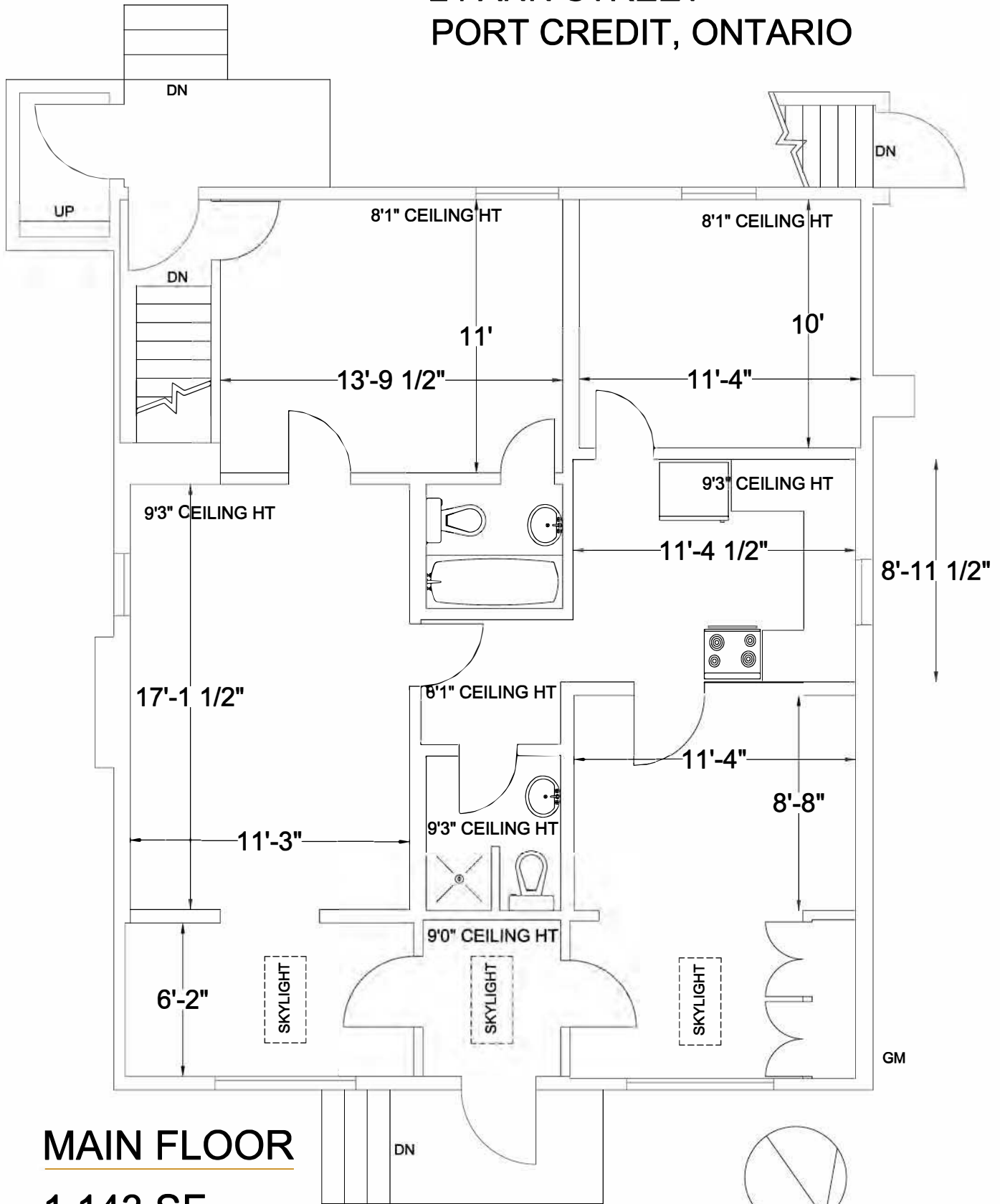


## BASEMENT

1,111 SF



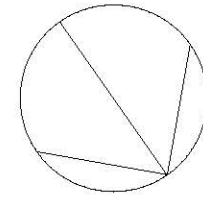
# 24 ANN STREET PORT CREDIT, ONTARIO



**MAIN FLOOR**

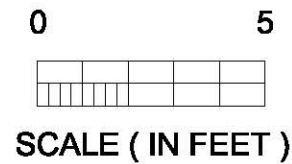
**1,143 SF**

# 24 ANN STREET PORT CREDIT, ONTARIO



## 2ND FLOOR

## 593 SF





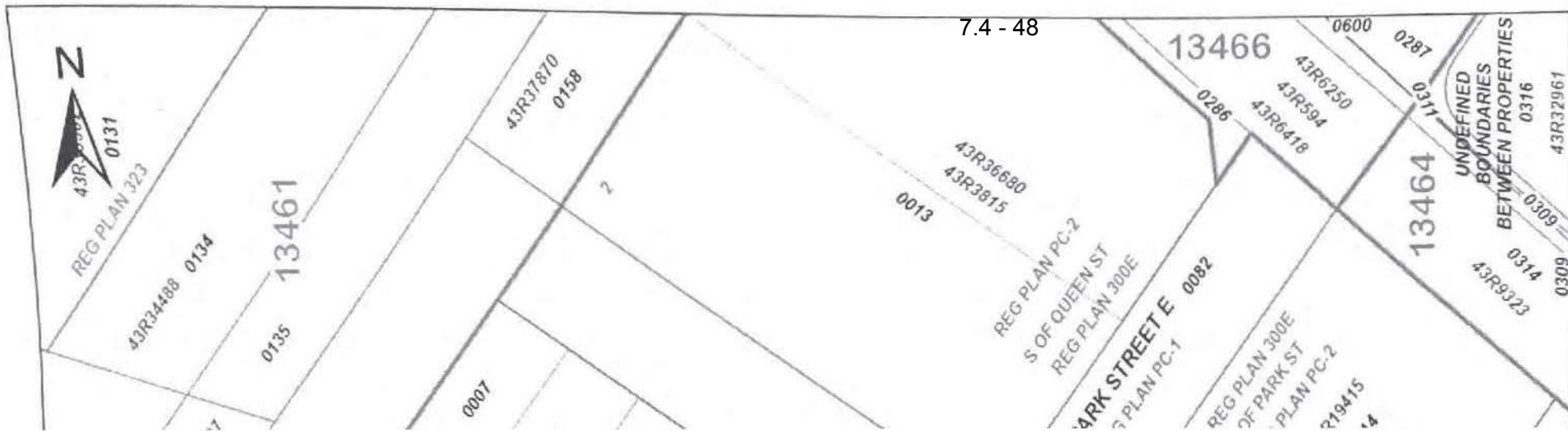
## APPENDIX C: LAND RECORDS

ADDRESS: 24 Ann Street, Mississauga

LEGAL DESCRIPTION: Plan 300 E, Part Lot 3 (PC-2, E OF CREDIT RIVER)

INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
466834	1857 *Registered 1978	PATENT	CROWN	Timothy CONNER	All Lot 3
11837	1905	B & S	O'CONNOR Estate (Catharine & Ellen Mary O'Connor)	Margaret M. ROBINSON	All Lot 3
4177 4507	1950	Grant	Margaret M. Young (formerly Margaret M. ROBINSON)	William H. THOMSON	Pt. Lot 3 55' x 110'
9989	1958	Grant	Executors of William H. THOMSON (Hazel I. Thomson et al)	Arturo & Anna D'OVIDIO, as joint tenants	"
10714	1960	Grant	Arturo & Anna D'OVIDIO	Lucy GUIDONE	"
11591	1966	Grant	Lucy GUIDONE	Cesare & Gertrude Di BENARDO, as joint tenants	"
466960	1978	Grant	Cesare & Gertrude Di BENARDO	Fausto & Margaret PALUMBO, as joint tenants	"
634022	1983	Transfer	Fausto & Margaret PALUMBO, as joint tenants	Heidi JAROCKIS, In Trust	"
858794	1988	Transfer	Heidi JAROCKIS	Gabriela LATKA	"
948888	1990	Transfer	Gabriela LATKA	Anita ALBRECHT	"
RO1058737	1994	Transfer	Anita ALBRECHT	CURRENT OWNER	"

\*Title search provided by Chirs Aplin, MCA Paralegal Services

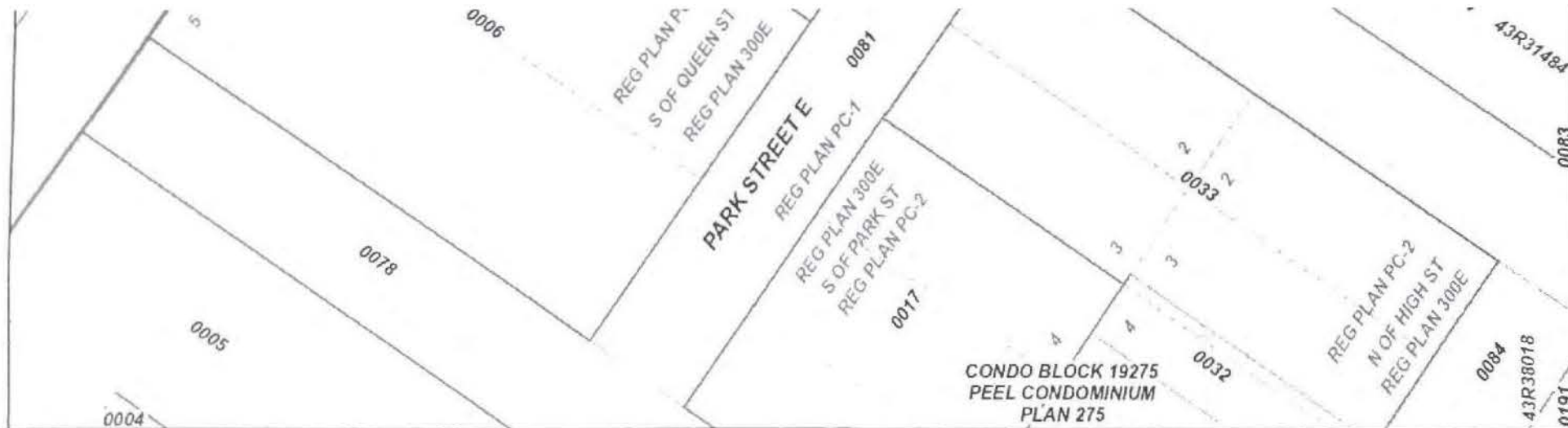


**ServiceOntario**

PRINTED ON 10 DEC. 2018 AT 13:16:26 FOR CA



**PROPERTY INDEX MAP**  
PEEL(No. 43)



REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



BLOCK 13461

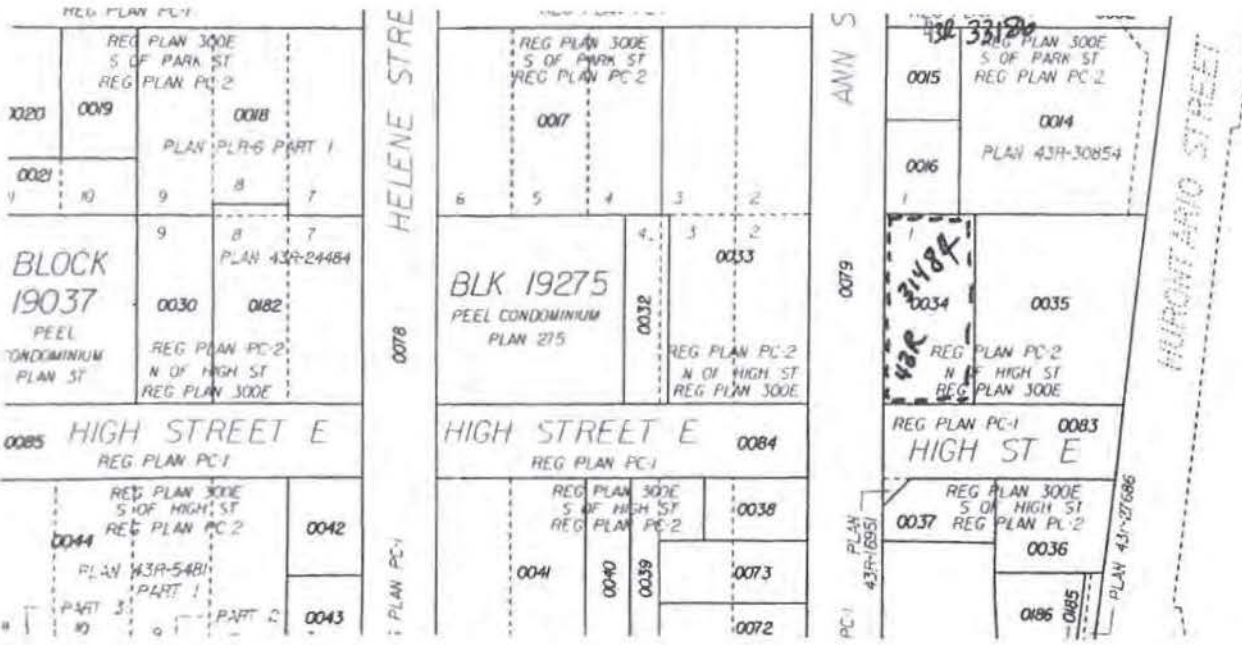


MINISTRY OF  
CONSUMER AND  
BUSINESS  
SERVICES

THIS INDEX MAP SHOWS ALL  
PROPERTIES EXISTING IN  
BLOCK 13463 - SHEET 1  
ON NOVEMBER 1, 2006

SCALE

QUEEN STREET EAST



PEEL  
(OFFICE 43)

LAST IDENTIFIER USED	
0186	
0187	

LEGEND

- FRESHOLD PROPERTY BOUNDARY
- LEASEHOLD PROPERTY BOUNDARY
- NATURAL RESOURCE PROPERTY BOUNDARY
- FRESHOLD PROPERTY NUMBER 0147
- LEASEHOLD PROPERTY NUMBER 0147
- NATURAL RESOURCE PROPERTY NUMBER 0147
- TOWNSHIP FABRIC
- STREAMS, RIVERS
- UNDERLYING FABRIC/EASEMENT

CITY OF MISSISSAUGA

No. 466834  
Registry Division of Peel (No. 43).  
I CERTIFY that this instrument is registered as of

1978 MAR 9 PM 3 06

In The Land Registry Office  
at Brampton, Ontario,  
*Hera Porter*  
LAND REGISTRAR

*Miss MK*  
✓ 466834 ✓

PROPERTY OF LAND REGISTRY OFFICE  
PEEL (No. 43)

ABSTR.	<i>mf</i>	<i>lc</i>
ALPH. INDEX.		
MICROF'L'D		

*entered Pe 2  
pg 350*

*Crown  
Grant*

*7/11/78  
9/11/78*

*10.00 copy*

*10.00  
abst.*

510000418 A \*#1000T

*Crlick*

466834

3

G R A N T

to

Timothy Conner

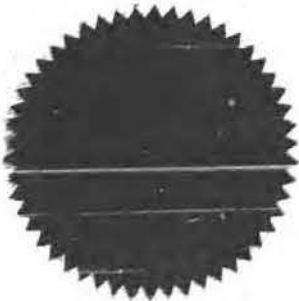
Dated ..... 7th March, 1857.

Department of Consumer and Corporate Affairs  
Registration Division, March 8, 1978.

I hereby certify the within to be a true and  
faithful copy of the record of the original Grant  
as entered in Liber FB, Folio 220.

*L. McLean*

Deputy Registrar General of Canada



ND HEAD.

220.

PROVINCE OF CANADA.

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, QUEEN, Defender of the Faith.

To all to whom these Presents shall come—Greeting:

Whereas the Lands hereinafter described are part and parcel of those set apart for the use of the Indians; And Whereas We have thought fit to authorize the Sale and Disposal of the Lands hereinafter mentioned, in order that the proceeds may be applied to the benefit, support and advantage of the said Indians, in such manner as We shall be pleased to direct from time to time; AND WHEREAS

Timothy Connor of the Town of Port Credit in the County of Peel

hath contracted and agreed to and with Our Superintendent of Indian Affairs, duly authorized by Us in this behalf, for the absolute purchase at and for the price and sum of Eighty pounds of lawful money of Our said Province, of the Lands and Tenements hereinafter mentioned and described, of which We are seized in right of Our Crown.

NOW KNOW YE, that in consideration of the said sum of Eighty pounds by him the said Timothy Connor to Our said Superintendent of Indian Affairs, in hand well and truly paid to Our use, at or before the sealing of these Our Letters Patent, We have granted, sold, aliened, conveyed and assured, and by these Presents do grant, sell, alien, convey and assure, unto the said Timothy Connor his heirs and assigns for ever, all that Parcel or Tract of Land, situate, lying and being in the Town of Port Credit in the County of Peel of Our said Province, containing by admeasurement half an acre be the same more or less;

which said Parcel or Tract of Land may be otherwise known as follows, that is to say: being composed of

Lot Number Three on the North Side of Park Street East of the River in the aforesaid Town of Port Credit

Recorded 18th March 1857.

*The Clerk*  
Supt. Regr.

To have and to hold the said Parcel or Tract of Land, hereby granted, conveyed and assured unto the said Timothy Connor his heirs and assigns, for ever; saving, excepting and reserving, nevertheless, unto Us, Our Heirs and Successors, all Mines of Gold and Silver, and the free uses, passage and enjoyment of, in, over and upon all navigable waters that shall or may be hereafter found on or under, or be flowing through or upon any part of the said Parcel or Tract of Land hereby granted as aforesaid.

GIVEN under the Great Seal of Our Province of Canada: WITNESS, Our Trusty and Well-beloved SIR EDMUND WALKER HEAD, Baronet, Governor General of British North America, and Captain General and Governor in Chief in and over Our Provinces of Canada, Nova Scotia, New Brunswick, and the Island of Prince Edward, and Vice-Admiral of the same, &c., &c., &c.

At TORONTO, this Seventh day of March in the year of Our Lord, one thousand eight hundred and fifty-seven and in the Twentieth year of Our Reign.

By Command of His Excellency in Council

Ord. No. 2240.

Dec. No. 2275.

*M. S. L. S.*  
*Printed*

*A. Mac Donnell*  
Secretary.

*Joseph Caschero*  
Commissioner of Crown Lands.

DATE PLAN REGISTERED  
OWNERS Crown Survey

Abstract Index  
Répertoire par lot

*LR*







City of Mississauga  
**Corporate Report**



Date: 2019/01/15

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of  
 Community Services

Originator's files:

Meeting date:  
 2019/02/05

## Subject

**Heritage Planning 2018 Year in Review**

## Recommendation

That the Corporate Report dated January 15, 2019 from the Commissioner of Community Services, entitled "Heritage Planning 2018 Year in Review," be received for information.

## Background

Council established the Heritage Advisory Committee (HAC), then known as the Local Architectural Conservation Advisory Committee, in 1976. The Heritage Advisory Committee advises Council on matters relating to the identification, conservation and preservation of Mississauga's cultural heritage property.

## Comments

Heritage Planning staff, within the Culture Division, support HAC by preparing research and reports related to the alteration of heritage property throughout the City:

### Heritage Property Application Review

Due to the City's extensive Heritage Register, Heritage Planning staff review hundreds of applications a year. Heritage Planning staff analyze, evaluate and comment on every Official Plan Amendment, Rezoning and Plan of Subdivision application, as well as Site Plan and Committee of Adjustment applications that pertain to heritage properties. Staff also provide clearances on building permit applications for heritage property wherein a heritage permit is not required.

### Heritage Permit/Demolition Application Review

The City processed 39 heritage permit/demolition applications in 2018.

### Heritage Grant Program

The City approved nine grants in 2018; two projects were not completed. As such, the final list of recipients is as follows:

Address	Grant Payment
38 John Street South	\$2712
31 Mississauga Road	\$5000
1362 Mississauga Road	\$10000
1009 Old Derry Road	\$10000
1234 Old River Road	\$5000
223 Queen Street South	\$6667
259 Queen Street South	\$3899
	\$43278.00

The remaining funds (\$31,722) will be transferred to the Arts Reserve.

### By-law Initiatives

Council adopted the following by-laws:

- An updated Old Port Credit Village Heritage Conservation District Plan (currently subject to Local Planning Appeal Tribunal Appeal)
- A new Heritage By-law with enhanced enforcement provisions that allow Municipal By-law Enforcement staff to enforce with administrative penalties
- A revised heritage designation by-law for Hammond House

### Heritage Interpretive Signage

The City installed a sign interpreting the remnant stone Waite gates at Glen Eden Park.

### Heritage Management Strategy Implementation

As per specific recommendations in the Heritage Management Strategy, the following initiatives were undertaken:

- Heritage Planning communications campaign: social media campaign garnered 30,567 impressions (views) and 750 engagements (actions with post), a 37% increase from 2017
- Launched Cultural Heritage Landscape Review Project
  - Hired ASI for two year project to review inventory and implementation method
  - Developed engagement website that garnered 1500 visits:  
<https://yoursay.mississauga.ca/cultural-heritage-landscape-project>
  - Held four community meetings

### Additional Notable 2018 Staff and Committee Initiatives:

- Secured \$13,100 in fines for Ontario Heritage Act infractions

- Liaised with Transportation & Works to ensure Heritage Planning is flagged on access modification and road occupancy permits that may impact dry laid low stone walls
- Maintained standard operating timelines and high customer service standards despite several staffing vacancies due to retirement and new hires

**Heritage Planning staff core workload also includes:**

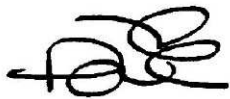
- Responding to numerous inquiries re: the approximately 2,700 properties included on the City's Heritage Register
- Contributing to City planning policies, visioning studies, strategic and master plans
- Serving as team member on multiple City projects with a potential heritage component; includes park/City asset projects, environmental assessments and more
- Liaising with by-law enforcement, building inspector and prosecutions staff, as necessary, on contraventions related to heritage properties
- Preparing for provincial court offences related to charges under the Ontario Heritage Act
- Preparing and/or managing recommendations/decisions related to Conservation Review Board and Ontario Municipal Board hearings

**Financial Impact**

There is no financial impact resulting from the recommendation in this report.

**Conclusion**

In 2018, the Heritage Advisory Committee, with support from Heritage Planning staff, advised Council on numerous heritage conservation initiatives. Heritage Planning staff recommend that the Corporate Report entitled "Heritage Planning 2018 Year in Review," be received.



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner