AGENDA

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, MARCH 19, 2013 – 9 A.M.

COUNCIL CHAMBER
SECOND FLOOR, CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1
www.mississauga.ca

Members

Councillor George Carlson, Ward 11 (CHAIR)
Councillor Jim Tovey, Ward 1 (VICE-CHAIR)
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member
James Holmes, Citizen Member
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member
Michael Spaziani, Citizen Member
Michelle Walmsley, Citizen Member
Matthew N. Wilkinson, Citizen Member

CONTACT PERSON: Julie Lavertu, Legislative Coordinator
Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181
Julie.Lavertu@mississauga.ca

CALL TO ORDER

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held January 22, 2013.

RECOMMEND APPROVAL

2. Proposed Heritage Designation, Saint Apostle Andrew Romanian Orthodox Church, 4030 Dixie Road, Ward 3

Corporate Report dated February 19, 2013 from the Commissioner of Community Services with respect to a proposed heritage designation for Saint Apostle Andrew Romanian Orthodox Church located at 4030 Dixie Road.

RECOMMENDATION
That Saint Apostle Andrew Romanian Orthodox Church, located at 4030 Dixie Road, be designated under the *Ontario Heritage Act* for its design/physical, historical/associative, and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

RECOMMEND APPROVAL

3. Request to Demolish a Heritage Listed Property, 44 & 46 Queen Street South, Ward 11

Corporate Report dated February 28, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 44 & 46 Queen Street South.

RECOMMENDATION
That the property at 44 and 46 Queen Street South, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL

4. Meadowvale Village Heritage Conservation District Plan, 2012

Letter dated February 7, 2013 from James P. Holmes, Chairman, Meadowvale Village Community Association, with respect to the Meadowvale Village Heritage Conservation District Plan, 2012.

DIRECTION REQUIRED

5. Proposed Heritage Designation of Applewood Acres

Email messages dated February 6, 2013 from Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, and Virlana Kardash, Applewood Acres and Ward 1 resident, with respect to the proposed heritage designation of Applewood Acres.

RECOMMEND RECEIPT

6. Ninth Line Class Environmental Assessment

Correspondence dated February 12, 2013 from Laurie Bruce, Consultant Project Manager, Arup Canada Inc., with respect to the Ninth Line Class Environmental Assessment.

DIRECTION REQUIRED

7. Heritage Resources Centre – Annual General Meeting and Four Day Heritage Planning Workshop

Email message dated February 27, 2013 from the Heritage Resources Centre with respect to the Heritage Resources Centre – Annual General Meeting and four day Heritage Planning Workshop on May 4-5, 2013 and May 25-26, 2013 in Waterloo, Ontario.

DIRECTION REQUIRED

8. Ontario Heritage Conference 2013

Correspondence with respect to the Ontario Heritage Conference 2013 on June 6-9, 2013 in Midland, Ontario and Penetanguishene, Ontario.

*** 2 Heritage Advisory Committee Citizen Members have usually attended this event. For more information about this event, visit http://ontarioheritageconference.ca.**

DIRECTION REQUIRED

9. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated March 19, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPT

SUBCOMMITTEE UPDATES FROM CHAIRS

10. Heritage Designation Subcommittee

11. Heritage Tree Subcommittee

12. Meadowvale Village Heritage Conservation District Review Committee

13. Public Awareness Subcommittee

INFORMATION ITEMS

14. Letter of Authority Regarding Waiving of Normal Tariff Fees at Land Registry Offices for Municipal Heritage Committee Members and their Assistants

Correspondence dated March 6, 2013 from Bert Duclos, Heritage Outreach Consultant, Ministry of Tourism, Culture and Sport, with respect to a Letter of Authority regarding the waiving of normal tariff fees at Land Registry Offices for Municipal Heritage Committee members and their assistants.

RECOMMEND RECEIPT

DATE OF NEXT MEETING – Tuesday, April 23, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

ADJOURNMENT

IT IS RECOMMENDED THAT HERITAGE ADVISORY COMMITTEE MEMBERS VISIT THE PROPERTIES LISTED ON THE AGENDA PRIOR TO THE MEETING.

Heritage Advisory Committee
MAR 19 2013

MISSISSAUGA

MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JANUARY 22, 2013 – 9 A.M.

COUNCIL CHAMBER
SECOND FLOOR, CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1
www.mississauga.ca

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MEMBERS PRESENT: Councillor George Carlson, Ward 11 (CHAIR)
Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (departed at 11:03 a.m. due to Other Municipal Business)
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member (departed at 10:42 a.m.)
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member (departed at 11:25 a.m.)
Michelle Walmsley, Citizen Member
Matthew N. Wilkinson, Citizen Member

MEMBERS ABSENT: James Holmes, Citizen Member
Michael Spaziani, Citizen Member

STAFF PRESENT: Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Paula Wubbenhorst, Acting Senior Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator
Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181
Julie.Lavertu@mississauga.ca

CALL TO ORDER – 9:07 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

A. Item 2 Robert Grossmann, Senior Advisor, Adamson Associates Architects, with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Mr. Grossmann presented a PowerPoint presentation entitled "Heritage Advisory Committee – Centre City Capital" and discussed the current property's location, history, features, and viewpoints, the 1931 heritage property vis-à-vis the proposal, the proposal and its features, elevations, floor plans, possible commercial and office uses, parking, lighting, building materials, overall design concept, Streetscape Master Plan, and possible impacts on birds, various developments that have incorporated heritage properties in Toronto, and recent revisions to the proposal's design, some of which incorporate the Committee's feedback from its November 2012 meeting.

Committee members discussed the following:

- The proposal vis-à-vis migratory birds, natural heritage, biodiversity, the Living Green Master Plan, and the Peel Region Urban Forest Strategy;
- The proposal and its sunshades, building materials, recent revisions to the proposal's design that incorporate some of the Committee's feedback, importance for Port Credit, addition of commercial and office space, overall costs, adaptive reuse, zoning, construction timelines and challenges, setback from Lakeshore Road, lay-by plans and sidewalk width, street parking, west façade vis-à-vis the Credit River, possible restaurant and patio on City property, proportion between the second and third storeys, viewpoints of the third storey from the possible restaurant and patio on City property, overall design vis-à-vis the 1931 heritage property, energy efficiency, sustainable practices, use of environmentally-friendly building materials, and overall advantages and disadvantages;
- The possibility of modifying the proposal as follows: installing a finish on the glass to make it less hazardous for birds, adjusting the detailing at the top of the parapet, adding detailing or banding to the third storey, using red brick, rather than aluminum, on the projection of the west façade to create a phantom wall on the 1931 heritage property, and breaking up the cornice on the third storey;
- The adaptive reuse recommendations and tree-related information in Gillespie Heritage Consulting's Heritage Impact Statement (HIS) which was supplied to the Committee in November 2012; and
- The eventual relocation of Stavebank Road vis-à-vis the proposal and the importance of realigning the intersection at Lakeshore and Stavebank Roads as soon as possible for drivers, pedestrians, and the broader community.

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In response to Mr. McCuaig, Ms. Burt noted that the Committee's concerns regarding the proposal's impacts on migratory birds and natural heritage may be addressed through other channels and that the proposal meets all heritage criteria.

Mr. Grossmann discussed the Committee's above-noted comments and questions.

Recommendations
HAC-0001-2013
That the PowerPoint presentation by Robert Grossmann, Senior Advisor, Adamson Associates Architects, entitled "Heritage Advisory Committee – Centre City Capital," with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, to the Heritage Advisory Committee on January 22, 2013 be received.

HAC-0002-2013
That the following correspondence with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, be received:

(a) Email message dated January 20, 2013 from Lois Campbell;
(b) Email message dated January 21, 2013 from Don Bell;
(c) Letter dated January 21, 2013 from N. Edward Davidson, Ted Davidson (Consultants) Inc.; and
(d) Letter dated January 21, 2013 from Gregory Carraro, Vice President and Chair, The Heritage Information Network, Heritage Mississauga.

Received (J. Tovey)

B. Item 2 Dorothy Tomiuk and Gavin Clark, Town of Port Credit Association (TOPCA) Representatives with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Ms. Tomiuk and Mr. Clark presented a PowerPoint presentation entitled "Port Credit Citizen Deputation: Heritage Advisory Committee January 22, 2013" and discussed Heritage Mississauga's Heritage Guide, the property's chronology, the proposal and its advantages, disadvantages, recent revisions to its design, and Committee of Adjustment applications, a letter from Heritage Mississauga dated January 21, 2013 regarding the proposal, various process- and public consultation-related concerns, a letter from Ms. Burt dated November 25, 2010 regarding the property, the demolition of Gray House in Port Credit, the Committee's past discussions regarding this matter, Gillespie Heritage Consulting's HIS, federal Standards and Guidelines for the Conservation of Historic Places in Canada, the Burra Charter, the Ontario Heritage Tool Kit vis-à-vis heritage designated properties, Credit Valley Conservation's (CVC) role vis-à-vis the proposal, the status of the property's soil and ground water, construction timelines, eight heritage-related concerns, and the Committee's overall purpose and Terms of Reference.

Committee members discussed the following:

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- The property's existing trees and their type, size, age, and natural heritage and heritage significance, the possibility of listing and documenting these trees as heritage attributes, and the trees that will be replanted to replace the existing trees;
- The Arborist Report undertaken by the property owner and its accuracy; and
- Ms. Tomiuk and Mr. Clark's PowerPoint presentation vis-à-vis the support of other TOPCA members regarding the proposal, overall TOPCA membership, and meetings and discussions by TOPCA members regarding the proposal.

Ms. Tomiuk, Mr. Clark, Ms. Wubbenhorst, and Ms. Burt discussed the Committee's above-noted comments and questions. Ms. Wubbenhorst said that Forestry staff found that the existing trees are not rare and do not have heritage significance. Ms. Burt echoed Ms. Wubbenhorst's comments and said that an Arborist Report undertaken by the property owner documented the trees and that the current Tree By-Law permits property owners to remove up to four trees. The Chair clarified that a public meeting regarding the proposal was not necessary, as it is a Building Permit Application with Site Plan.

Recommendation
HAC-0003-2013
That the PowerPoint presentation by Dorothy Tomiuk and Gavin Clark, Town of Port Credit Association (TOPCA) representatives, entitled "Port Credit Citizen Deputation: Heritage Advisory Committee January 22, 2013," with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, to the Heritage Advisory Committee on January 22, 2013 be received.

Received (J. Tovey)

Mr. Haque departed at 10:42 a.m.

C. Item 2 Rosemary Keenan, Chairperson, Sierra Club of Canada – Peel Region Group, with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Ms. Keenan made a presentation entitled "Presentation to City of Mississauga Heritage Advisory Committee" and discussed the Peel Region Urban Forest Strategy, natural heritage, the Sierra Club, heritage trees, and the property's existing trees and their type, age, benefits, and natural heritage and heritage significance. She requested that the Committee engage the expertise of CVC and City staff to explore options to designate and protect the property's existing trees as an element of the landscape and enact the *Mississauga Heritage Tree Proposals* in the *Report of the Heritage Tree Subcommittee*.

Committee members discussed the following:

- The property's existing trees and their type, size, and natural heritage and heritage significance and the need to identify and research the trees via a seed study.

Ms. Keenan discussed the Committee's above-noted comments and questions.

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Recommendation
HAC-0004-2013
That the presentation by Rosemary Keenan, Chairperson, Sierra Club of Canada – Peel Region Group, entitled "Presentation to City of Mississauga Heritage Advisory Committee," with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, to the Heritage Advisory Committee on January 22, 2013 be received.

Received (M. Wilkinson)

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held November 20, 2012.

Ms. Walmsley discussed her comment during the November 2012 meeting regarding the Heritage Tree Subcommittee meeting in the future and the Subcommittee's overall role and lack of a Terms of Reference. Ms. Lavertu responded that the Committee's five Subcommittees are responsible for drafting their own Terms of Reference in consultation with staff and that all Subcommittee Terms of Reference would be formally approved after the City Committees of Council Structure Review is completed in early 2013.

Approved (C. McCuaig)

2. Request to Alter a Heritage Designated Property, Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, Ward 1

Corporate Report dated January 11, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East.

Committee members discussed the following:

- The proposal and its advantages, disadvantages, design, architecture, adaptive reuse, incorporation of the 1931 heritage property, overall suitability for Port Credit's streetscape, and recent revisions from the previous design that was considered by the Committee in November 2012;
- Correspondence from residents and local businesses regarding the proposal that Ms. Lavertu distributed to Committee members;
- The Committee's role and responsibilities vis-à-vis the proposal;
- The proposal vis-à-vis migratory birds and natural heritage; and
- The three deputations to the Committee this morning regarding the proposal and, specifically, the overall value of the citizen-led deputation by TOPCA.

In response to the Chair, Ellen Timms, General Manager, Port Credit Business

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Improvement Association (BIA), discussed the importance of daytime density and Mr. Davidson's letter dated January 21, 2013 that was distributed to the Committee by Ms. Lavertu. She advised that the BIA's Parking Committee did not receive any parking-related concerns from local businesses regarding the proposal and added that the BIA has no opinion about the proposal's design, but looks forward to the development and its overall economic impacts for Port Credit and would like it to proceed as soon as possible.

The Chair thanked all of the deputants for their input to the Committee on the proposal.

Recommendation
HAC-0005-2013
That the request to alter the property at 31 Lakeshore Road East, as described in the Corporate Report dated January 11, 2013 from the Commissioner of Community Services, be approved subject to the following conditions:

(a) That the recommendations made in the peer review, by Shoalts Engineering, dated December 17, 2012, be adhered to; and
(b) That a letter of credit, in an amount to be determined by the Director, Culture Division, be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur to the original portions of the building during construction and while conservation work takes place, to be held until the building is ready for occupancy.

Approved (J. Tovey)

3. Heritage Advisory Committee and Related Staff Milestones: 2012 Year in Review

Corporate Report dated January 14, 2013 from the Commissioner of Community Services with respect to Heritage Advisory Committee and related staff milestones: 2012 year in review.

Recommendation
HAC-0006-2013
That the Corporate Report dated January 14, 2013 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2012 Year in Review," be received.

Received (R. Cutmore)

4. Heritage Impact Statement, 6545 Creditview Road (Ward 11)

Memorandum dated January 9, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for the property located at 6545 Creditview Road.

Recommendation
HAC-0007-2013
That the Memorandum dated January 9, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Heritage Impact Statement, 6545 Creditview Road (Ward

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11)," be received.

Received (M. Wilkinson)

5. Heritage Impact Statement, 4390 Mississauga Road (Ward 8)

Memorandum dated December 12, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for the property located at 4390 Mississauga Road.

Mr. Wilkinson discussed the HIS and noted that its content, especially on page 14 regarding the property's past owners/uses and architecture, was sparse and should have contained more information about the property's site and significance. He suggested that staff request that the property owner strengthen the HIS. Mr. Wilkinson discussed the property's entrance where the former Sproule House was located which was also the site of the Rundle Log Cabin and said that finds may be located during development.

Ms. Wubbenhorst thanked Mr. Wilkinson for his comments and said that his input would be considered for future HISs, but that the property had been demolished. She said that she would share the information about the Rundle Log Cabin with the property owner.

Recommendation
HAC-0008-2013
That the Memorandum dated December 12, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Heritage Impact Statement, 4390 Mississauga Road (Ward 8)," be received.

Received (M. Wilkinson)

6. Proposal to Designate Applewood Acres as Heritage Site

Email message dated December 4, 2012 from Virlana Kardash, Applewood Acres and Ward 1 resident, and email message dated January 11, 2013 from Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, with respect to a proposal to designate Applewood Acres as a heritage site.

In response to the Chair, Ms. Wubbenhorst suggested that these email messages should be referred to Heritage staff for further review and research and returned to a future Committee meeting for consideration.

Committee members discussed various heritage- and planning and building-related options to address Ms. Kardash's concerns such as implementing zoning restrictions or a new Cultural Landscape. Councillor Tovey said that he had spoken with Ms. Kardash regarding her email message and also discussed Applewood Acres and its history and context. He added that he would discuss Ms. Kardash's concerns with local residents.

Recommendation
HAC-0009-2013

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That the email messages dated December 4, 2012 and January 11, 2013 from Virlana Kardash, Applewood Acres and Ward 1 resident, and Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, respectively, with respect to a proposal to designate Applewood Acres as a heritage site be received and referred to Heritage staff for further review and consideration at a future Heritage Advisory Committee meeting.

Received/Referred (J. Tovey)

7. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated January 22, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Eigl provided an update on the Outdoor Rifle Range designation and said that staff has been in contact with Region of Peel staff regarding this matter. Councillor Tovey briefly discussed the importance of the Outdoor Rifle Range vis-à-vis the Small Arms Building as well as recent developments regarding the latter.

Recommendation
HAC-0010-2013
That the chart dated January 22, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee be received.

Received (J. Tovey)

SUBCOMMITTEE UPDATES FROM CHAIRS

8. Heritage Designation Subcommittee – Nil

9. Heritage Tree Subcommittee

Ms. Walmsley discussed her document entitled "Heritage Tree Workshop, November 9, 2012, University of Toronto" that Ms. Lavertu distributed to the Committee. She spoke about heritage trees and their definition, features, identification, value, and seed preservation, the five-level tree recognition pyramid, accessing cultural heritage criteria, visual criteria for tree assessment, online recognition through Trees Ontario, protecting heritage trees via heritage designations and municipal by-laws, the City of Toronto's tree preservation by-law, and the stewardship of heritage trees via conservation arboriculture.

Councillor Tovey departed at 11:03 a.m.

Committee members discussed the following:

- The status of heritage trees in the City and the possibility of designating heritage

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trees in the future and directing associated resources to this matter;
- The challenges of protecting trees on private versus public property;
- Previous work by the Heritage Tree Subcommittee regarding heritage trees; and
- Heritage trees vis-à-vis the Natural Heritage and Urban Forest Strategy.

Jack Radecki, Executive Director, Ontario Urban Forest Council (OUFC), and Fran Moscall, Heritage Tree Coordinator, OUFC, discussed the existing trees at the Port Credit Post Office, Customs House and Armoury, the OUFC and heritage trees overall, tree-related programs, the need to educate people regarding the value of heritage trees, the process for designating trees under the *Ontario Heritage Act*, the protection of trees and heritage trees in other jurisdictions, the Ontario Heritage Tree Alliance's Heritage Tree Toolkit, and the Heritage Tree Subcommittee's work under Gay Peppin, former Chair.

Ms. Walmsley, Ms. Burt, and Ms. Wubbenhorst responded to the Committee's above-noted comments and questions.

Recommendation
HAC-0011-2013
1. That the document, entitled "Heritage Tree Workshop, November 9, 2012, University of Toronto," from Michelle Walmsley, Heritage Advisory Committee Citizen Member and Chair, Heritage Tree Subcommittee, be received; and
2. That Parks staff be directed to prepare a Memorandum for consideration at a future Heritage Advisory Committee meeting regarding the status of the Tree Recognition Program and its relationship to the Natural Heritage and Urban Forest Strategy and the possible designation of trees in the City under the *Ontario Heritage Act*.

Received/Direction (M. Walmsley)

10. Meadowvale Village Heritage Conservation District Review Committee – Nil

11. Public Awareness Subcommittee – Nil

INFORMATION ITEMS

12. Nominations for Ontario Medal for Young Volunteers

Correspondence dated December 2012 from The Honourable Michael Chan, Minister of Citizenship and Immigration, with respect to nominations for the Ontario Medal for Young Volunteers.

Mr. Wilkinson said that this matter is usually referred to Heritage Mississauga for appropriate action and then nominations are returned to the Committee for endorsement. Due to the tight timelines for nomination, the Chair requested that Mr. Wilkinson report back to a future Committee meeting regarding this matter if Heritage Mississauga decides to make any nominations so that the nominees can be publicly recognized.

Recommendation

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HAC-0012-2013
That the correspondence dated December 2012 from The Honourable Michael Chan, Minister of Citizenship and Immigration, with respect to nominations for the Ontario Medal for Young Volunteers be received.

Received (M. Wilkinson)

DATE OF NEXT MEETING – Tuesday, February 26, 2013 at 9 a.m., Council Chamber

Ms. Natalizio departed at 11:25 a.m.

OTHER BUSINESS

"Whiteoaks Lorne Park Area – 425 Million Years Ago to Present"

Mr. McCuaig discussed his draft article entitled "Whiteoaks Lorne Park Area – 425 Million Years Ago to Present" that Ms. Lavertu distributed to Committee members. He thanked Mr. Wilkinson and Richard Collins, Mississauga South Historical Society, for their assistance with his article and noted that the intention is to get area residents interested in the heritage of their neighbourhoods, that similar articles could be done for the City's other neighbourhoods like Clarkson, and that he would be happy to assist any Committee members interested in writing similar articles about their neighbourhoods.

Recommendation
HAC-0013-2013
That the document, entitled "Whiteoaks Lorne Park Area – 425 Million Years Ago to Present," from Cameron McCuaig, Heritage Advisory Committee Citizen Member and Member, Public Awareness Subcommittee, be received.

Received (D. Dodaro)

Wooded Area Adjacent to Adamson Estate and Waterfront Trail

Mr. Cutmore discussed the condition of the wooded area adjacent to the Adamson Estate and Waterfront Trail and noted that many trees have fallen and/or been cut down and that the trees and woodlot appear unkempt. He requested that Forestry staff visit the wooded area and take appropriate measures. The Chair and Mr. Radecki discussed Mr. Cutmore's comments, fallen and cut trees in forests, and the challenges of managing wooded areas.

Future Filming in Streetsville Memorial Cemetery

The Chair said that American filmmakers have asked the City to film in Streetsville Memorial Cemetery and that the current flag may be temporarily replaced during filming.

ADJOURNMENT – 11:30 a.m. (M. Wilkinson)

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Heritage Advisory Committee
MAR 19 2013

MISSISSAUGA

Corporate Report

Clerk's Files

Originator's Files

DATE: February 19, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: March 19, 2013

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

SUBJECT: **Proposed Heritage Designation**
Saint Apostle Andrew Romanian Orthodox Church
4030 Dixie Road
(Ward 3)

RECOMMENDATION: That Saint Apostle Andrew Romanian Orthodox Church, located at 4030 Dixie Road, be designated under the *Ontario Heritage Act* for its design/physical, historical/associative, and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

BACKGROUND: Built circa 1874 for the Congregational of Christians of the Primitive Methodist Connexion in Canada, the property was added to the City's Heritage Register c. 1989 based on its architectural merit.

In May 2011, after discussions regarding the benefits of designation with Church Council members, a request was made by Rev. Fr. Gheorghe Tiu, the congregation priest, that the property be investigated to determine if it merits designation under the *Ontario Heritage Act*.

COMMENTS: *Ontario Regulation 9/06*, the *Ontario Heritage Act*, prescribes the criteria for determining a property's cultural heritage value or interest. The criteria are design/physical, historical/associative, and contextual

value. Under the *Ontario Heritage Act*, a property is only required to meet one component of one of these criteria to merit designation. Upon review, staff have determined the St. Apostle Andrew Romanian Orthodox church meets all three criteria.

Design/Physical Value
The Saint Apostle Andrew Romanian Orthodox Church has physical/design value as it is representative of late 19th century Ontario Gothic Revival style. It also displays a high degree of craftsmanship and artistic merit, such as in its rubble stone foundation and its aesthetically-pleasing massing, style, trim and choice of materials.

Historical/Associative Value
St. Apostle Andrew has historical/associative value as it has direct associations with the 19th century Methodist community, which played a significant role in the formation of the village of Burnhamthorpe. The property yields information that contributes to an understanding of the early Methodist community, the mid-20th century United Church community, and their attendant religious practices. Further, as a rare remnant of the original village, it yields information that contributes to an understanding of the village of Burnhamthorpe and this community's evolution.

Contextual Value
St. Apostle Andrew has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The church is one of three remaining sites, which are recognizable, that represent tangible links to the former village of Burnhamthorpe. Further, St. Apostle Andrew is a local landmark.

The full Cultural Heritage Assessment, attached as Appendix 1.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The property located at 4030 Dixie Road is significant as a rare remnant of the former village of Burnhamthorpe. The construction of the church played an important role in the village's formation. The house of worship is representative of late 19th century Ontario Gothic

Revival style architecture. The present day Romanian Orthodox congregation serves to highlight the changing demographic of the city of Mississauga and the property's ability to support and nurture a new community of worshipers. For these reasons 4030 Dixie Road is worthy of designation under the *Ontario Heritage Act*.

ATTACHMENTS: Appendix 1: Cultural Heritage Assessment

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

Prepared By: Elaine Eigl, Heritage Coordinator

Heritage Advisory Committee
MAR 19 2013

MISSISSAUGA

Corporate Report

Clerk's Files

Originator's Files

DATE: February 28, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: March 19, 2013

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
44 & 46 Queen Street South
(Ward 11)

RECOMMENDATION: That the property at 44 and 46 Queen Street South, which is listed on the City's Heritage Register, is not worthy of 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 subject property is listed on the City's Heritage Register as it forms part of the Streetsville Village Core cultural landscape. This landscape is notable because it retains the distinct scale and character of a rural farming town.

COMMENTS: The property owner requests permission to demolish the existing structures. These include a Gothic Revival farmhouse and garage, which have both been severely altered.

The Heritage Impact Statement, by ATA Architects Inc., is attached as Appendix 1. It is the consultant's conclusion that the structures at 44 and 46 Queen Street South are not worthy of heritage designation. Due to the extent of the alterations, staff concurs with the consultant's opinion. However, staff recommend that any remaining heritage fabric be salvaged.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 44 and 46 Queen Street South has requested permission to demolish the structures on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the building's merit for designation under the *Ontario Heritage Act.*

ATTACHMENTS: Appendix 1: Heritage Impact Statement

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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

MVCA

Meadowvale Village Community Association
1045 Old Derry Road
Meadowvale Village, ON L5W 1A1

Phone 905 564-0076
FAX 905 795-0835

Heritage Advisory Committee
MAR 1 9 2013

February 7, 2013.

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5M 3C1

Att'n: Mark Warrack
Senior Heritage Co-ordinator, special Project

Re: Meadowvale Village Heritage Conservation District Plan, 2012

Village residents are pleased to support the much needed and long overdue upgrading of the design guidelines and Policies for the Heritage Conservation District of Meadowvale Village. The process has been very public and open with ample opportunity for input from Village residents and the Meadowvale Village Heritage Conservation District Review Committee.

We are pleased that the suggested new boundaries include the Meadowvale conservation lands on the north/west quadrant. However, of more concern are the areas set out below and shown highlighted on the attached map.

- east side of Second Line north and south of Old Derry Road
- flood plane and lands south of Old Derry road abutting Valemont lands westerly to Creditview

The negative impact of the Hush Homes development which presently abuts the Village is of great concern. The owners of the above noted lands should be approached to have their properties included in the Conservation District in order to prevent further inappropriate development in the future on lands abutting Ontario's first Heritage Conservation District.

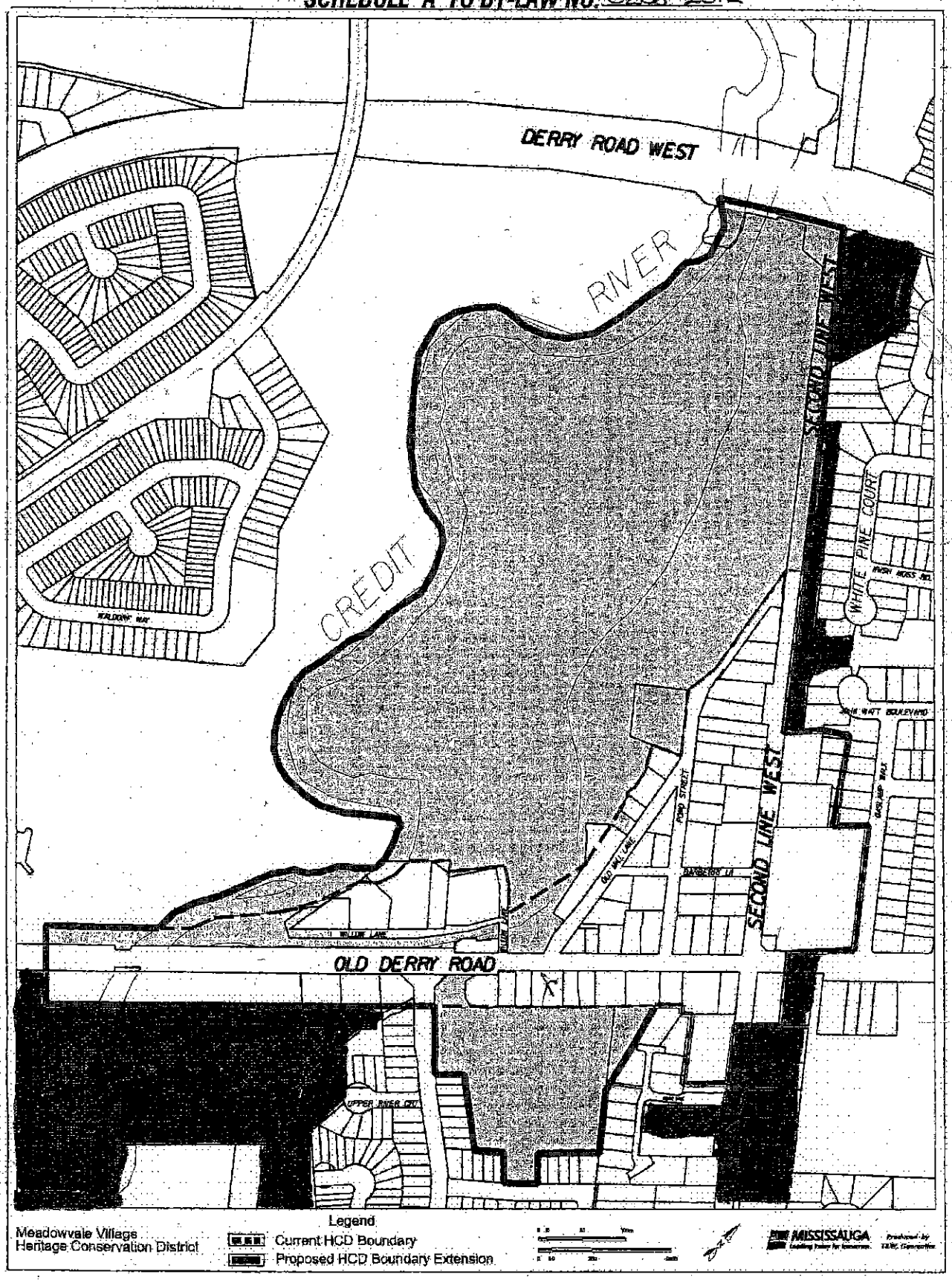
Please consider our recommendation for new extended boundaries.

Should further information or comment be required, please do not hesitate to contact the writer.

Yours truly,
MEADOWVALE VILLAGE COMMUNITY ASSOCIATION

Jas. P. Holmes,
Chairman
cc Councillor George Carlson
Heritage Advisory Committee

SCHEDULE 'A' TO BY-LAW NO. 0238-2012



Meadowvale Village
Heritage Conservation District

Heritage Advisory Committee
MAR 19 2013

Julie Lavertu

From: Virlana Kardash
Sent: 2013/02/06 9:53 AM
To: Julie Lavertu
Subject: RE: Applewood Acres

Hello Ms. Lavertu,
I find it interesting that I only cc-ed the Applewood Acres Homeowners Association as a courtesy, but they have taken it upon themselves to issue a different opinion. I personally have not changed my mind about the Heritage designation. I myself am a member of the Applewood Acres neighborhood, and I still feel strongly about this designation and its importance to saving our neighborhood. I don't believe taking the short-term view of quick profits and constructing monster houses and not retaining the look and feel of this neighborhood is the correct one.
Virlana Kardash

From: Applewood Acres
Sent: Wednesday, February 06, 2013 9:31 AM
To: Julie Lavertu (Heritage City of Mississauga)
Cc: Virlana Kardash
Subject: Applewood Acres

The Applewood Acres Homeowners Association met last night and the email from Applewood resident Virlana Kardash requesting the Heritage designation was dealt with. It is the opinion of the Applewood Acres Homeowners Association that the designation is not required and that the matter of 'monster homes' can better be dealt with through the Ontario Planning Act's provisions for restrictive zoning. This is a political matter and our City Council has the full authority to deal with the matter of development. For a little background, This matter was also brought up at the annual general meeting and there was a brief discussion but it was left without a request for further action.

Regards, Dave Cook
President,
Applewood Acres Homeowners' Association

Heritage Advisory Committee
MAR 1 9 2013

Your ref
Our ref
File ref

ARUP

2 Bloor Street East
Suite 2400
Toronto ON M4W 1A8
Canada

t +1 416 515 0915
f +1 416 515 1635

laurie.bruce@arup.com
www.arup.com

Ms. Julie Lavertu
Mississauga Heritage
City of Mississauga
300 City Centre Drive – 2nd Fl.
Mississauga, ON.
L5B 3C1

February 12, 2013

Dear Sir/Madam

Reference: Ninth Line Class Environmental Assessment

Arup Canada Inc., on behalf of the City of Mississauga, has initiated a Class Environmental Assessment, including preliminary design for the section of Ninth Line from Derry Road West to Highway 401/407 (see enclosed map).

This Class EA is being undertaken to investigate pavement needs for Ninth Line, additional network capacity, safety improvements, and access needs within the study area and beyond, while accounting for the existing land use conditions and future considerations. This study will follow a comprehensive, sound and open planning process.

This letter signals the commencement of the Class Environmental Assessment, a study which will define the need, identify and evaluate alternative solutions, and determine a preferred design in consultation with regulatory agencies and the public. The study will be conducted in accordance with the planning and design process for "Schedule C" projects as outlined in the Municipal Engineers Association's "*Municipal Class Environmental Assessment*" (October 2000, as amended in 2011), which is approved under the Ontario *Environmental Assessment Act*.

A key component of the study will be consultation with interested stakeholders (public and agencies). A minimum of two Public Information Centres will be held to allow the public, agencies and stakeholders to meet the project team and to provide input on the proposed project. In addition, included with this letter is a comment form you may use to advise us of any interest your organization/agency may have in this study.

Upon completion of the study, an Environmental Study Report (ESR) will be prepared and made available for public review and comment. If you have any questions or require additional information, please contact the undersigned at 647-260-3466, or by email to laurie.bruce@arup.com.

Yours sincerely

Laurie Bruce

Laurie Bruce, MA, RPP
Consultant Project Manager
647-260-3466

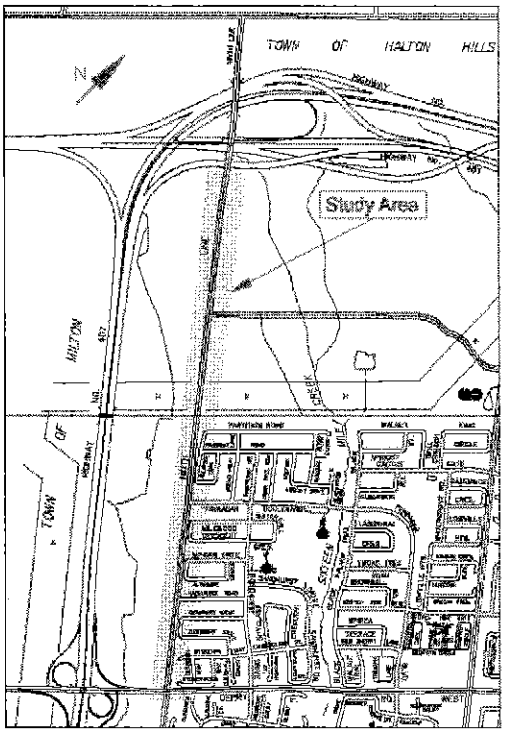
Encl. Notice of Study Commencement
Notification response sheet

Cc: Farhad Shahla, City of Mississauga

CITY OF MISSISSAUGA
NOTICE OF STUDY COMMENCEMENT

Municipal Class Environmental Assessment Study for Ninth Line

THE STUDY:
The City of Mississauga has initiated a Class Environmental Assessment (Class EA) Study 'Schedule C' including Preliminary Design for the section of Ninth Line from Derry Road West to Highway 401/407. In light of the current conditions and planned development, this study is being undertaken to investigate pavement needs for Ninth Line, additional network capacity in the area, safety improvements, and to enhance access to the existing and future lands within the study area and beyond. This study will follow a comprehensive, sound and open planning process in order to recognize and accommodate the multi-modal transportation needs (e.g. cycling facilities) of the corridor.



THE PROCESS:
The study will be conducted in accordance with the planning and design process for "Schedule C" projects as outlined in the Municipal Engineers Association's "*Municipal Class Environmental Assessment*" (October 2000, as amended in 2011), which is approved under the Ontario *Environmental Assessment Act*. The Class EA process includes public/external agency consultation, an evaluation of alternative solutions and alternative design concepts, an assessment of potential impacts associated with the proposed improvements, and the development of measures to mitigate identified impacts.

COMMENTS:
Public participation will form an integral part of the Class EA study to help ensure associated concerns of the public and affected groups within the study area are identified, documented and assessed. A minimum of two Public Information Centres will be held to enable the public to meet the project team and to provide input on the proposed project. Upon completion of the study, an Environmental Study Report (ESR) will be prepared and made available for public review and comment. Any parties that wish to comment on or to be involved in the Class EA study should indicate their interest, preferably in writing to:

Project Manager
Farhad Shahla, M.Eng., P.Eng.
City of Mississauga
201 City Centre Drive, Suite 800
Mississauga, Ontario, L5B 2T4
Tel: 905-615-3200 ext. 3377
Fax: 905-615-3173
E-mail : farhad.shahla@mississauga.ca

Consultant Project Manager
Laurie M. Bruce, MCIP RPP
Arup Canada Inc.
2 Bloor Street East Suite 2400
Toronto, Ontario, M4W 1A8
Tel: 647-260-3466
Fax: 416-515-1635
E-mail: laurie.bruce@arup.com

Notice First Posted: February 13, 2013

Email/Fax Back Comment Sheet

(Please respond by March 15, 2013)

ATTENTION: Laurie Bruce, MA RPP
Consultant Project Manager
Arup Canada Inc.

FAX NUMBER: 416-515-1635
EMAIL : laurie.bruce@arup.com

FROM :

_____

_____

Re : Municipal Class Environmental Assessment Study for Ninth Line

---

☐ We have no concerns and do not need to be involved in this study.

☐ We have no concerns at this time, but wish to remain on the contact list for this study.

☐ We have the following comment(s) and/or information requirements:

_____

_____

_____

_____

Heritage Advisory Committee
MAR 19 2013

Julie Lavertu

From: Heritage Resources Centre [kajonas=uwaterloo.ca@mail180.us4.mcsv.net] on behalf of Heritage Resources Centre [kajonas@uwaterloo.ca]
Sent: 2013/02/27 8:00 AM
To: Julie Lavertu
Subject: [MARKETING] February 2013 Heritage Resources Centre Newsletter

Heritage Resources Centre
Centre des ressources du patrimoine

Email not displaying correctly? View it in your browser.

HRC Website | HRC Blog | HRC Twitter

Annual General Meeting

Monday April 1, 2013
12:00 – 1:30pm
Location: Environmental Studies Building 1, Room 221

Please join us to learn about the projects the Heritage Resources Centre worked on in 2012, including: *Heritage Districts Work - More Stories of Success; Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory;* and launching Building Stories. We will also overview 2013 projects and other future plans.
A special presentation will be made by students from the Heritage Planning class, on their project to create a marketing plan for the Heritage Resources Centre.

Lunch will be provided.

RSVP by March 25, 2013 to kajonas@uwaterloo.ca or 519-888-4567 ext. 36921

Four Day Heritage Planning Workshop

Waterloo, Ontario

May 4 & 5 AND May 25 & 26

A number of themes will be covered including:

- Examining the Concept of Heritage
- The International Context
- Heritage Legislation
- The Full Range of Planning Tools
- Writing Statements of Significance
- The Heritage Property Business
- The Heritage Consulting Business
- Decision Making

Cost: $350
If you're intrested please e-mail hrc@uwaterloo.ca to register.

View email in browser | Unsubscribe | Update your profile | Forward to a friend

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You are receiving this e-mail because you are on the HRC mailing list.

Heritage Resources Centre
200 University Avenue West
Waterloo, Ontario N2L 3G1
Canada

Add us to your address book

Grand River Heritage Bridge Inventory

Following an exciting year of research and field work the Heritage Resources Centre, in partnership with the Grand River Conservation Authority, is preparing for the March 2013 publication of ***Arch, Truss & Beam: The Grand River Watershed Heritage Bridge Inventory***. The report inventories bridges in the watershed at a scale not previously undertaken. 678 structures were considered, resulting in the identification of 167 heritage bridges. The report will be made available on the Heritage Resources Centre and Grand River Conservation Authority's websites.

Sent to Julie.Lavertu@mississauga.ca — *why did I get this?*
unsubscribe from this list | update subscription preferences
Heritage Resources Centre · 200 University Avenue West · Waterloo, Ontario N2L 3G1

MailChimp

Heritage Advisory Committee
MAR 19 2013

Ontario Heritage Conference 2013
in historic huronia

REGISTRATION FORM
JUNE 6TH TO 9TH, 2013
HISTORIC HURONIA

☐ Mr. ☐ Ms. ☐ Mrs. ☐ Dr. ☐ Other _____

First Name _____

Last Name _____

Organization _____

Title _____

Street Address _____

City _____ Province _____ Postal Code _____

Phone # _____ Email _____

Please indicate any special dietary requirements: _____

Please indicate if you require accessible transportation: _____

☐ I consent to personal information being collected for future conferences.

Conference Registration

Full Conference – Thursday, June 6th, Friday June 7th and Saturday June 8th 2013

- Includes: Thursday Opening Wine and Cheese Reception, Friday Sessions, Friday Night Banquet, Saturday Sessions and two $15.00 Food Vouchers. Sunday AGM's are also included for members.

One Day Only

- Friday June 7th includes: Opening Wine and Cheese Reception, Friday Sessions, Friday Night Banquet and one $15.00 Food Voucher.
- Saturday June 8th includes: Saturday Sessions and one $15.00 Food Voucher.

Friday Night Banquet

- Reception and dinner at the North Simcoe Sports and Recreation Centre (*included in the delegate full conference registration*). An additional charge of $45.00 per guest will apply.

Optional Saturday Night Banquet

- Reception and dinner at Captain Robert's Table, Discovery Harbour (*not included in the delegate full conference registration*). An additional charge of $45.00 for each delegate and guest will apply.

Conference Program

For more information on the workshops available please click here to open the full program in a new window. If you have any questions, please call 705-526-4275 or email at registration@ontarioheritageconference.ca.

Take advantage of Early Registration – Available Until May 1, 2013

Early Registration			Late Registration		
☐	Full Conference	$245	☐	Full Conference	$295
☐	Full Conference - Students*	$185	☐	Full Conference - Students*	$225
☐	Friday (one day only)	$155	☐	Friday (one day only)	$175
☐	Saturday (one day only)**	$115	☐	Saturday (one day only)**	$135
☐	Friday Night Banquet (guests)	$45	Number of Guests		
☐	Saturday Night Banquet	$45	Number of Guests		
Subtotal					
Total including 13% HST		$0.00			

**Students must provide proof of valid Student Card ID for 2013 (scan and email)*

*** Saturday Night banquet not included*

Full payment enclosed payable to the Town of Midland – 2013 OHC

Memo line should reference: 2013 Ontario Heritage Conference

☐ Cheque ☐ VISA ☐ Mastercard

Card # _____ Expiry Date _____

Name on Card _____

Signature _____

Completed registration forms can be MAILED, FAXED OR EMAILED to:

Town of Midland, 575 Dominion Avenue, Midland, Ontario L4R 1R2

Phone # 705-526-4275 Fax # 705-526-9971

Email: registration@ontarioheritageconference.ca

If applying online, please select the SUBMIT button on the top right corner of the PDF

Submit Form

Cancellation and Refunds Policy *– If you need to cancel your registration, refunds less a $50.00 cancellation fee are available until May 23, 2013. After this date, no refunds will be processed. You may transfer your registration to another person at any time before without penalty provided you inform us at the email address above.*

Payment by Cheque Policy *– Payment by cheque must be received within one month, or your registration will be cancelled. If paying by cheque we cannot guarantee your Session reservations until payment is received.*

Pre-Conference Events - Thursday June 6, 2013 The following events are optional and complimentary for delegates. Please check any you wish to attend.		
Historic Road Tour 2:00 p.m. – 4:00 p.m.	Visit various historic sites in Huronia on a 2 hour scenic tour	☐ Yes I would like to participate ☐ Yes I can provide a vehicle ☐ No I don't plan to attend
Opening Reception 7:00 p.m. – 9:00 p.m.	Huronia Museum	☐ Yes I would like to attend * Please note that delegate packages will be available for pick up at this event.

Friday June 7, 2013 Please indicate by number 1, 2, 3 or 4 (1 being the highest) your order of preference for attending each afternoon Session. Alternatively, please check "No Preference". We will do our best to accommodate your preferences; however, due to capacity we may not be able meet your preferences. Sessions may be cancelled or rescheduled as required.	
9:00 a.m. – 10:00 a.m.	Conference Opening Ceremony and Welcome to Delegates
10:30 a.m. – 12:00 p.m.	Keynote Address – Dr. Alan Taylor
Session 1 1:30 p.m. - 3:00 p.m.	Session 1A: Fighting Negligence – Trying to Deter Neglect of Heritage Buildings
	Session 1B: The Mantle and Ball Archaeological Sites
	Session: 1C: The Role of Heritage in Economic Development: S.S. Keewatin and the Rebirth of Port McNicoll and Best Practices for Engaging the Community in the Merits of Cultural Heritage Preservation
	☐ No Preference
Session 2 3:30 p.m. – 5:00 p.m.	Session 2A: Shoreline Heritage – Finding New Uses
	Session 2B: Heritage Cemeteries
	Session 2C: Designating Lake Simcoe as a Heritage Lake
	Tour 2M: S.S. Keewatin – Port McNicoll *(not accessible)*
	☐ No Preference
6:30 p.m. – 9:00 p.m.	☐ Friday Night Banquet, Dinner Speaker The Honorable David Crombie

Saturday June 8, 2013 Select the morning sessions from either Penetanguishene **OR** Midland and by number 1, 2, or 3 (1 being the highest) in order of your preference. There is no bus transportation between the Midland and Penetanguishene venues during the Saturday morning sessions.	
Penetanguishene Based Session 3 8:30 a.m. – 10:00 a.m.	Session 3P: Lumbering in Huronia/Saving Timber Frame Houses/Log Recovery and Reuse
	Tour 3P: Tour of Penetanguishene Heritage Sites
Penetanguishene Based Session 4 10:30 a.m. – 12:00 p.m.	Session 4P: Francophone and Metis Heritage in Huronia
	Tour 4P: Tour of Penetanguishene Heritage Homes
Midland Based Session 3 8:30 p.m. – 10:00 a.m.	Session 3A: Emerging Issues in Heritage – Young Professionals Prospective
	Session 3B: Pre Disaster Planning/Post Disaster Assessment and Management of Heritage Buildings
	Tour 3M: S.S. Keewatin – Port McNicoll *(not accessible)*
	☐ No Preference
Midland Based Session 4 10:30 a.m. – 12:00 p.m.	Session 4A: Heritage Conservation Districts and Economic Development
	Session 4B: ACO The Real Estate Industry and Heritage Buildings
	Tour 4M: Sainte Marie Among the Hurons
	☐ No Preference
1:30 p.m. – 3:00 p.m.	Plenary Panel: Warriors of Heritage – Battles Won
3:00 p.m. – 3:30 p.m.	Conference Closing
4:00 p.m. – 5:30 p.m.	☐ Tour 5P: Discovery Harbour
6:00 p.m. – 8:30 p.m.	☐ Yes I will attend the Saturday Night Banquet (Fee of $45.00 required per person). Dinner Speaker Dr. Andrew Nicholls

Annual General Meetings – Sunday June 9, 2013 Please check any event you wish to attend	
9:30 a.m. – 10:30 a.m.	☐ OAHP: Ontario Association of Heritage Professionals
10:30 a.m. – 11:30 a.m.	☐ CHO: Community Heritage Ontario
11:30 a.m. – 12:30 p.m.	☐ ACO: Architectural Conservancy of Ontario

Ontario Heritage Conference 2013
in historic Huronia

Rediscover the Past to Enhance the Future

The Architectural Conservancy of Ontario, Community Heritage Ontario, and the Organizing Committee of the Ontario Heritage Conference 2013 are pleased to welcome you to this year's conference, located in historic Huronia, and, in particular, the Towns of Midland and Penetanguishene and the Township of Tay.

Entitled *Rediscover the Past to Enhance the Future*, this conference will bring together historians and heritage advocates, volunteers, consultants, municipal planners and provincial administrators.

We are fortunate to have three prominent speakers to address our Conference. Our keynote speaker on Friday morning will be Dr. Alan Taylor. The Honourable David Crombie will speak at our dinner on Friday evening. Finally, our Saturday night dinner at Discovery Harbour will feature an address by Dr. Andrew Nicholls.

The program includes tours of unique heritage sites such as Ste. Marie Among the Hurons, Discovery Harbour and the S.S. Keewatin. Optional pre-conference events on Thursday June 6 include a self-directed road tour (the "magical history tour"), and an opening reception at the Huronia Museum. The Conference will be centred at the Midland Cultural Centre, with some breakout sessions close by at the Midland Library or St Paul's United Church. On Saturday morning, June 8, delegates may opt to attend sessions and tours based at the Centennial Museum in Penetanguishene. The plenary session and closing activities will take place on Saturday afternoon, June 8 at the Midland Cultural Centre.

We look forward to seeing you in Huronia on June 7 to June 9, 2013!

OUR PARTNERS

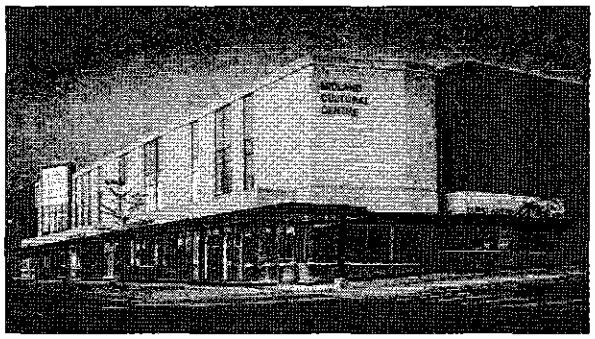
Midland

Penetanguishene Ontario, Canada

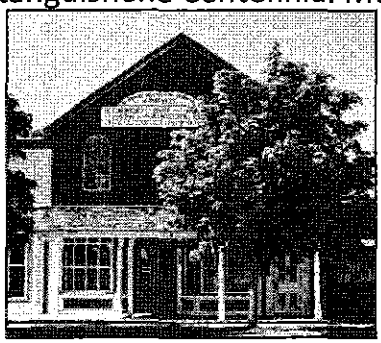
Architectural Conservancy Ontario

OUR VENUES

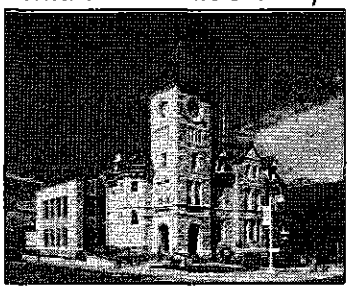
Midland Cultural Centre



Penetanguishene Centennial Museum



Midland Public Library

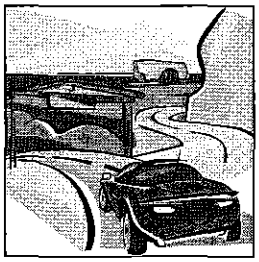


St. Paul's United Church

Huronia Museum

THURSDAY JUNE 6TH 2013

Pre-Conference Events



2:00 P.M.— 4:00 PM. HISTORIC ROAD TOUR

You will drive and learn at local heritage homes and historic sites. See the countryside/landscape of North Simcoe. There will be detailed instructions to follow and insightful questions to answer. Fabulous prizes for the winners!

7:00 P.M.— 9:00 PM. OPENING WINE AND CHEESE

Come relax and socialize with your fellow delegates and members of the Organizing Committee at the Huronia Museum. Complimentary wine and cheese; musical entertainment by Marg Raynor! Registration will be open starting at 6:00 p.m.

FRIDAY JUNE 7TH, 2013

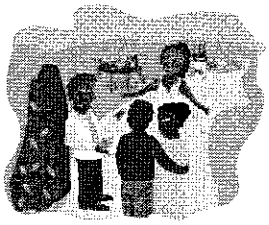
Conference Events at the Midland Cultural Centre

7:30 P.M.— 5:00 P.M. REGISTRATION DESK

Pick up your delegate packages in the Atrium of the Midland Cultural Centre.

7:30 P.M.— 5:00 P.M. MARKETPLACE OPEN

Visit the Conference Marketplace located in the Quest Art Gallery within the Midland Cultural Centre. Visit with a variety of vendors, organizations and take in a little local art at the same time.



9:00 A.M.— 10:00 A.M. CONFERENCE OPENING

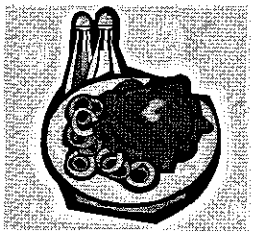
Welcoming comments from the Conference Co-Chairs, Mayors of participating municipalities, Member of Provincial Parliament and Member of Parliament, Ministry of Tourism, Culture and Sport, Presidents of the Architectural Conservancy of Ontario, Community Heritage Ontario and Canadian Association of Heritage Professionals.

10:00 A.M.— 10:30 A.M. NUTRITION BREAK

Get to know your fellow delegates and mingle in the Midland Cultural Centre Atrium or venture to nearby cafes for a cup of joe!

10:30 A.M.— 12:00 P.M. KEYNOTE ADDRESS

Dr. Alan Taylor, Pulitzer Prize winning historian, will give the keynote address on the lasting effects of the War of 1812 on Canadian identity.



12:00 P.M.— 1:30 P.M. LUNCH IN DOWNTOWN MIDLAND

It's your choice of restaurants in downtown Midland; a $15 voucher for participating restaurants is included in your registration package.

FRIDAY JUNE 7TH, 2013

Conference Events Midland Cultural Centre

1:30 P.M. — 3:00 P.M. SESSION 1

1A Fighting Negligence: Trying to Deter Neglect of Heritage Buildings

How to deter neglect? Learn to value what we have. One can pass legislation and heritage acts to save our historic buildings, but the fact is, if we do not value what we have, it becomes almost impossible to save it no matter what the legal protections. Heritage buildings are not just relics from the past, perhaps pretty but not very relevant, but can provide lessons and templates for the future. Our presenters will share preventative strategies as well as stories on specific cases.

1B The Mantle and Ball Archaeological Sites

Hear directly from the archeologists themselves the enthralling stories of their exploration of two major pre-contact Wendat sites, the "Mantle" site near Stouffville and the "Ball" site near Coldwater. In particular wonder at the discovery of the mysterious iron artifact featured in the documentary "Curse of the Axe".

1C The Role of Heritage in Economic Development together with Best Practices for Engaging the Community and Council and the Merits of Cultural Heritage Conservation

The Edwardian steamship SS Keewatin, older than the Titanic and the last of her kind, plied the Great Lakes for sixty years. At some 350 feet (107 m.) in length, 43 feet in width, and 8 million pounds, she carried 288 passengers with a crew of 86 on a two-and-a-half day trip between Port McNicoll and Port Arthur (Thunder Bay). She was repatriated to her home port of Port McNicoll in 2012, after serving for 46 years as a floating museum in Douglas, Michigan.

3:00 P.M.— 3:30 P.M. NUTRITION BREAK

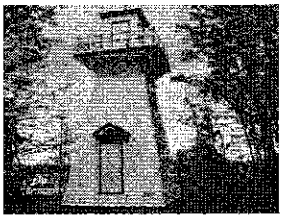
Get to know your fellow delegates and mingle in the Midland Cultural Centre Atrium or venture to nearby by cafes for a cup of joe!

FRIDAY JUNE 7TH, 2013

Conference Events Midland Cultural Centre

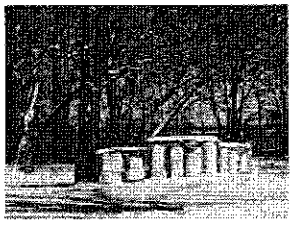
3:30 P.M. — 5:00 P.M. SESSION 2

2A Shoreline Heritage: Finding New Uses



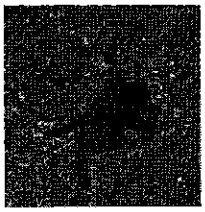
Our Great Lakes shorelines are increasingly viewed by many as providing opportunities for residential and leisure development. What are some strategies to protect their historic and cultural heritage?

2B Heritage Cemeteries



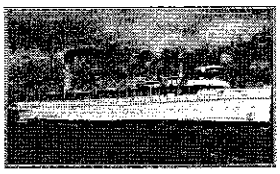
As our abandoned cemeteries revert back to their Municipalities, what strategies might be effective in protecting their historic and cultural value? We will examine in particular the William Wilson Heritage Cemetery in Midland.

2C Designating Lake Simcoe as a Heritage Lake



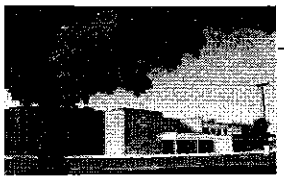
The concept of Cultural Heritage Landscapes offers the broad view of heritage conservation. Hear from the activists involved about the initiative to have Lake Simcoe declared as a heritage lake.

2M Tour of the S.S.Keewatin



Anticipating a strong demand, the Committee has booked 2 bus tours for the S.S. Keewatin, once again moored in her home port of Port McNicoll. Don't miss the opportunity to board and explore a passenger steamship some 350 feet in length, and older than the Titanic! Your second opportunity is scheduled for Saturday June 8 at 8:30 AM.

5:30 P.M.— 9:00 P.M. FRIDAY NIGHT BANQUET



The Friday night dinner keynote address will be given by The Honorable David Crombie, former Mayor of Toronto and Chair of the Toronto Waterfront Commission.

SATURDAY JUNE 8TH, 2013

Conference Events at the Midland Cultural Centre

7:30 P.M.— 12:00 P.M. REGISTRATION DESK

Pick up your delegate packages in the Atrium of the Midland Cultural Centre.

7:30 P.M.— 3:30 P.M. MARKETPLACE OPEN

Visit the Conference Marketplace located in the Quest Art Gallery. Visit with a variety of vendors, organizations and take in a little local art at the same time.

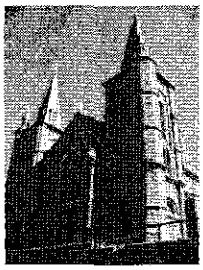
SATURDAY JUNE 8TH, 2013

Conference Events at the Penetanguishene Centennial Museum

8:30 AM. — 10:00 A.M. SESSION 3

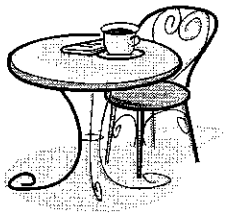
3P **Lumbering in Huronia/Saving Timber Frame Houses/ Log Recovery and Reuse**

For the 60 or so years before 1920, lumbering was by far the largest industry in this area and in Ontario. Our panelists will recall this era from their different perspectives.



3P **Tour of Penetanguishene Heritage Sites**

Join an expert local guide in visiting by bus some remarkable heritage properties, such as St Anne's Church and the Penetanguishene Town Hall. (NOTE: The sites visited will **differ** from those in Tour 4P at 10:30 a.m.)



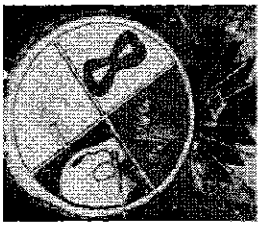
10:00 A.M.— 10:30 A.M. NUTRITION BREAK

Get to know your fellow delegates and mingle in the Centennial Museum or while browsing the Museum's collection of local heritage.

SATURDAY JUNE 8TH, 2013

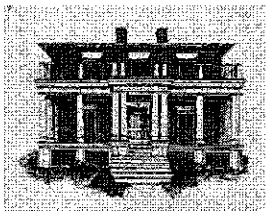
Conference Events Penetanguishene Centennial Museum

10:30 A.M.— 12:00 P.M. SESSION 4



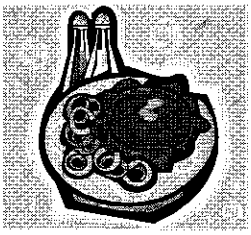
4P Francophone and Metis Heritage in Huronia

Our Francophone and Metis heritage in Huronia and Ontario stretches back some 400 years as the traders and priests began to make their way into the hinterland. Our presenters provide unique perspectives as to this cultural dynamic.



4P Tour of Penetanguishene Heritage Homes

Join an expert local guide in visiting by bus some remarkable heritage properties, such as Thompson House and Gordon House in Penetanguishene.



12:00 P.M.— 1:00 P.M. LUNCH IN DOWNTOWN PENETANGUISHENE

It's your choice of restaurants in downtown Penetanguishene; a $15 voucher for participating restaurants is included in your registration package.

SATURDAY JUNE 8TH, 2013

Conference Events Midland Cultural Centre

8:30 AM. — 10:00 A.M. SESSION 3

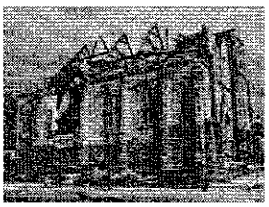
3A Emerging Issues in Heritage: A Young Professional's Perspective

What are the emerging issues in heritage and their solutions? In this session we'll explore recent and future issues in heritage and their potential creative solutions. Learn how to attract and train the new generation. Learn about guidelines for green technologies in heritage buildings, heritage advocacy, journalism and heritage, arts organizations and heritage buildings, Business Improvement Areas in heritage areas, and organizing heritage student symposiums.

SATURDAY JUNE 8TH, 2013

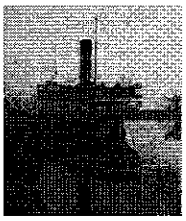
Conference Events Midland Cultural Centre continued

8:30 AM. — 10:00 A.M. SESSION 3



3B Pre-Disaster Planning/Post Disaster Assessment and Management of Heritage Buildings

Though we cannot prevent disasters from happening, there needs to be protocols in place that during the immediate aftermath of a disaster and establish stabilization and repair options.



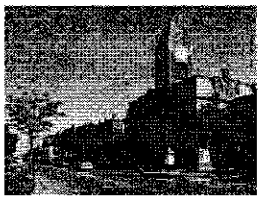
3M Tour of the S.S. Keewatin

The SS Keewatin is again berthed in Port McNicoll. Don't miss this opportunity to board and explore a passenger steamship some 350 feet in length, and older than the Titanic!

10:00 A.M.— 10:30 AM. NUTRITION BREAK

Get to know your fellow delegates and mingle in the Midland Cultural Centre Atrium or venture to nearby by cafes for a cup of joe!

10:30 A.M.— 12:00 P.M. SESSION 4



4A Heritage Conservation Districts and Economic Development

What impact does the designation of a heritage conservation district have on the area's economic development?

4B The Real Estate Industry and Heritage Buildings

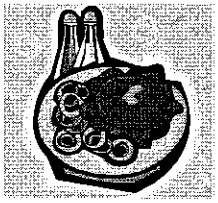
This session will cover marketing of heritage properties, but also how the heritage community and the real estate community can work together for best heritage results.

4M Tour of Ste. Marie Among the Hurons

A special tour of the national significant historic site of Ste. Marie Among the Hurons; experience why this site is a "heritage gem" in Canada and a "must-see" for international visitors to Ontario.

SATURDAY JUNE 8TH, 2013

Conference Events Midland Cultural Centre continued



12:00 P.M.— 1:30 P.M. LUNCH IN DOWNTOWN MIDLAND

It's your choice of restaurants in downtown Midland; a $15 voucher for participating restaurants is included in your registration package.

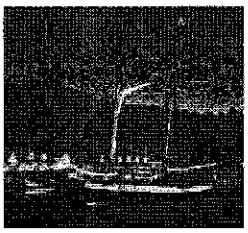
1:30 P.M.—3:00 P.M. PLENARY: WARRIORS OF HERITAGE : BATTLES WON

We are always heartened by the hard-won successes in conserving our heritage. Three heritage warriors back from the front lines tell their stories.

3:00 P.M.—3:30 P.M. CONFERENCE CLOSING

Celebrate with the partners of the 2013 Ontario Heritage Conference as the torch is passed to Cornwall.

4:00 P.M.—5:30 P.M. TOUR OF DISCOVERY HARBOUR



Senior staff will showcase the recent restoration of The Officers' Quarters, the largest of all the Officers' Quarters built by the British in Upper Canada; profile the legacy work underway to stabilize and move the 1815 hull of HMS Tecumseth into a newly constructed wing of the north visitor's centre; get a "sneak peek" at a number of artifacts that will be part of a new exhibit in the new gallery; tour the recently refurbished majestic 124 ft. replica HMS Tecumseth above and below decks (based on the 1815 log book) and so much more.

5:30 P.M.—9:00 P.M. OPTIONAL SATURDAY NIGHT BANQUET

Stay for a French Canadian buffet dinner at the charming Captain Robert's Table at Captain Robert's Table. The cocktail reception will feature local entertainment and Dr. Andrew Nicholls will give an address at dinner on Huronia's role in Canada's heritage.

SUNDAY JUNE 9TH, 2013

Conference Events Penetanguishene Centennial Museum

9:30 A.M.—10:30 A.M. ONTARIO ASSOCIATION OF HERITAGE PROFESSIONALS

Annual General Meeting of the OAHP

10:30 A.M.—11:30 A.M. COMMUNITY HERITAGE ONTARIO

Annual General Meeting of CHO.

11:30 A.M.—12:30 P.M. ARCHITECHURAL CONSERVANCY OF ONTARIO

Annual General Meeting of ACO.

STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE
Prepared by Julie Lavertu, Legislative Coordinator, for the March 19, 2013 Heritage Advisory Committee Agenda

Property Name	Property Address	HAC Recommendation (if adopted)	Status
Outdoor Rifle Range	1300 Lakeshore Road East	N/A	Heritage staff is currently working with Region of Peel staff to designate this property.
Heritage Advisory Committee's Budget	N/A	HAC-0023-2011	That the Legislative Coordinator for the Heritage Advisory Committee, in consultation with the Director of Arts and Culture, prepare a Memorandum for the Heritage Advisory Committee's May 24, 2011 meeting regarding the Heritage Advisory Committee's draft 2011 budget and include information about budget allocations for the City of Mississauga's other Advisory Committees of Council and the Heritage Advisory Committee's budget and spending history. *Information regarding the Committee's budget and spending history will be provided to the Committee after the completion of the City Council Committee Structure Review in 2013.*
Proposal to Designate Applewood Acres as a Heritage District	N/A	HAC-0009-2013	That the email messages dated December 4, 2012 and January 11, 2013 from Virlana Kardash, Applewood Acres and Ward 1 resident, and Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, respectively, with respect to a proposal to designate Applewood Acres as a heritage site be received and referred to Heritage staff for further review and consideration at a future Heritage Advisory Committee meeting.
Various Heritage-Related Tree Issues		HAC-0011-2013	1. That the document, entitled "Heritage Tree Workshop, November 9, 2012, University of Toronto," from Michelle Walmsley, Heritage Advisory Committee Citizen Member and Chair, Heritage Tree Subcommittee, be received; and 2. That Parks staff be directed to prepare a Memorandum for consideration at a future Heritage Advisory Committee meeting regarding the status of the Tree Recognition Program and its relationship to the Natural Heritage and Urban Forest Strategy and the possible designation of trees in the City under the *Ontario Heritage Act*.

Heritage Advisory Committee
MAR 19 2013

Heritage Advisory Committee
MAR 19 2013

Ministry of Tourism, Culture and Sport
Culture Services Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel. 416 314-7144
Fax: 416 212-1802

Ministère du Tourisme, de la Culture et du Sport
Unité des services culturels
Direction des programmes et des services
Division de culture
401, rue Bay, 17e étage
Toronto (ON) M7A 0A7
Tél. : 416 314-7144
Téléc. : 416 212-1802

Ontario

March 6, 2013

Dear Municipal Heritage Committee Members:

I am pleased to send you a copy of the enclosed Letter of Authority from Robert Mathew, Director, Central Production and Verification Services Branch, Ministry of Government Services, regarding the waiving of normal tariff fees at Land Registry Offices for Municipal Heritage Committee members and their assistants. Please note that the waiving of normal tariff fees is effective immediately and valid until March 31, 2014.

Please read the attached letter carefully in order to understand the conditions to which the waiving of tariff fees applies. When conducting research at Land Registry Offices, a copy of the letter must be presented in order that the fees be waived.

I trust that this assistance from the Land Registry Offices will enable you to further research and document heritage properties in your community.

Best regards,

Bert Duclos
Heritage Outreach Consultant
Tel: 416-314-7154
Fax: 416-314-1802
Email: bert.duclos@ontario.ca

Enclosure

Ministry of Government Services

ServiceOntario
Central Production and Verification Services Branch

4th Floor
20 Dundas Street West
Toronto ON M5G 2C2
Tel.: 416 314-4879
Fax: 416 314-4899

Ministère des Services gouvernementaux

ServiceOntario
Direction des services centraux de production et de vérification

4e étage
20 rue Dundas Ouest
Toronto ON M5G 2C2
Tél. : 416 314-4879
Téléc. : 416 314-4899

Ontario

March 5, 2013

Mr. Bertrand Duclos, Heritage Outreach Consultant
Municipal Heritage Committees & Assistants
c/o Culture Services Unit
Ministry of Tourism, Culture and Sport
401 Bay Street, Suite 1700
Toronto, Ontario
M7A 0A7

Dear Mr. Duclos:

In reply to your recent request made on behalf of Municipal Heritage Committees and their assistants, permission is hereby granted to examine closed parcel registers, copies of documents originally registered in paper and copies of plans in the registry office in the Province of Ontario without payment of normal tariff fee and subject to the following conditions:

Information obtained is to be used only for research of a non-commercial historical nature; specific information related to the individual properties must not be released in such a form as to cause embarrassment to the current owners.

Please be advised that a statutory fee is required to access current parcel registers and documents through the automated system.

Permission to investigate land registry office records without charge, does not include the supply of copies of records.

A search of the historical abstract index records must not be done during peak periods of operations.

Where title records being searched are required by solicitors or title searchers, those books must be given up upon request. In effect, solicitors and title searchers, who must make a title search in order to complete a land transaction, must be given priority with respect to the records.

In order to limit the demands on the land registry office staff, the number of records to be produced in one day may be limited at the discretion of the Operations Manager in a specific location.

.../2

All individuals, using this Letter of Authority, must identify themselves to the Land Registry Office Operations Manager, present a copy of this letter and make known to the staff the particular project on which they are working.

Through a copy of this letter, I am advising the Operations Manager that I have approved your request as noted above. Please contact the Operations Manager in his/her respective office to arrange convenient dates and times. This authorization will be in effect up to March 31, 2014.

Yours sincerely,

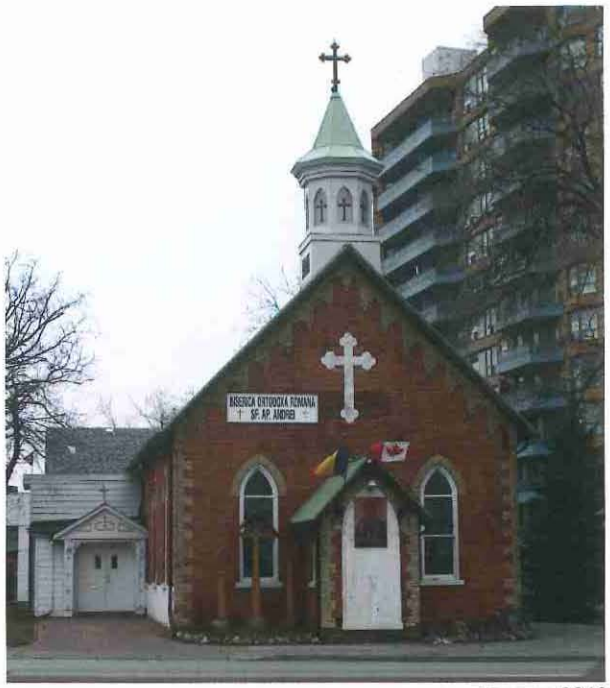
(original signed by)

Robert Mathew
Director
Central Production & Verification Services Branch

cc: Jacqueline Spencer, Central Region, Retail Office Branch
Louise Larocque, Director, North Region, Retail Office Branch
Dana D'Amore, A/Director, Southwest Region, Retail Office Branch
Debbie Farr, Director, Southeast Region, Retail Office Branch

Item 2, Appendix 1
Heritage Advisory Committee
Agenda – March 19, 2013

Heritage Advisory Committee
MAR 19 2013



January 2013

Saint Apostle Andrew Romanian Orthodox Church

(Biserica Ortodoxa Româna Sfântul Apostol Andrei)

4030 Dixie Road

Cultural Heritage Assessment

Prepared by:
Heritage Planning
Community Services

MISSISSAUGA
Leading today for tomorrow

February 2013

Executive Summary

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, merits designation under the *Ontario Heritage Act*, for its physical/design, historical/associative and contextual value.

The property, which for the purpose of this report will be referred to as St. Apostle Andrew, is a rare remnant of the former village of Burnhamthorpe; it is representative of late 19th Century Ontario Gothic Revival style architecture; it has direct associations with a religious institution that played a significant role in the formation of the village of Burnhamthorpe; it yields, or has the potential to yield, information that contributes to an understanding of both the former 19th century Methodist religious community and the present day Romanian Orthodox religious community as a representation of the city's changing demographic. Further, the building displays a high degree of craftsmanship and artistic merit; it is physically, functionally, visually and historically linked to its surroundings; and it is a local landmark.

The property was considered for designation upon request from Rev. Fr. Gheorghe Tiu, the congregation priest.

Table of Contents

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Contextual Value 15
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Location Map

Saint Apostle Andrew is located on Concession 2 NDS (North of Dundas Street), Part Lot 6, which is known municipally as 4030 Dixie Road. The building sits on the west side of Dixie Road, north of Burnhamthorpe Road East, in the community originally known as Sandhill or Sandy Hill. Confusion arose as there was another village in Peel County called Sandhill, so in "…1862 John Abelson suggested the name Burnhamthorpe after his birthplace in England. It has also been suggested it was named after Lord Nelson's birthplace in England."[1]

[1] Region of Peel Archives, *Early Churches of Toronto Township in Peel County (Mississauga), Resource and Record Locations*, Compiled by Trudy Mann, page 18

Cultural Heritage Value

In order to merit designation under the *Ontario Heritage Act* a property must have physical/design, historical/associative and/or contextual value. Ontario Regulation 9/06 lays out the specific criteria:

> 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, or
> 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, or
> 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, or
> ii) is physically, functionally, visually or historically linked to its surroundings, or
> iii) is a landmark. O. Reg. 9/06, s. 1 (2).

Historical/Associative Value

St. Apostle Andrew, located at 4030 Dixie Road, has historical/associative value because it has direct associations with the 19th century Methodist community which played a significant role in the formation of the village of Burnhamthorpe. The property yields, or has the potential to yield, information that contributes to an understanding of the early Methodist community and its attendant religious practices. Further, as a rare remnant of the original village, the property yields, or has the potential to yield, information that contributes to an understanding of the village of Burnhamthorpe and the community's evolution from a small Anglocentric agrarian Methodist community to today's urban 21st century Eastern European Orthodox diaspora.

Chronology of the Methodist Congregation:

Like earlier congregations, the pioneers of Sand Hill (or Sandhill, or Sandyhill)[2] needed a place to bury their dead. According to Halton-Peel Ontario Genealogical Society transcriptions, and the Perkins Bull files, the Burnhamthorpe Primitive Methodist cemetery had been in use since 1825. Land Registry Office records support this, showing that in February 1825, Levi Lewis deeded John Austin et al, as trustees of the Methodist Episcopal Church, 9/10 of an acre of land for use as a burying ground. Information from the Mississauga Central Library indicates that the cemetery was formally established in 1832, and it remained public until 1859 when it was deeded to the adjoining Primitive Methodist Church.[3]

Burnhamthorpe Primitive Methodist Cemetery, 1980[4]

In 1839, a larger lot was sold by Levi Lewis Jr. to Abraham Markle Jr. Years later, in 1854 and later still in 1859, additional land was given by Markle Jr., first to William Dale et al, and then to George Savage et al, both listed as Trustees. Heritage Mississauga holds local history files which indicate that William Dale was a trustee for the School Section, and the 1874 Bargain & Sale document indicates that George Savage was a Trustee of the Primitive Methodist Church of

[2] *Journey to the Past – The Lost Villages of* Mississauga, by Heritage Mississauga, pg. 131

[3] *Early Churches of Toronto Township in Peel County (Mississauga), Resource and Record Locations*, Compiled by Trudy Mann

[4] ibid

Canada. It is likely that the 1854 and 1859 transactions occurred for the establishment of a school, for the building of a church or to allow for the enlarging of the existing cemetery. Further land registry research would be required to clarify these transactions, but local history has it that the first Burnhamthorpe Primitive Methodist Church was built in 1859 to the south of the cemetery at the southwest corner of Dixie Road, (known at the time as Third Line) and 900 feet south of Burnhamthorpe Road East. The first structure was succeeded by a frame building. The image below is believed to show the location of one of the previous buildings, likely the second one, which was used as the Methodist church. (Early church services were held in a Sons of Temperance Hall beginning circa 1840.)

Inscription reads: "Dixie Road" (on image proper), and "First Church services held here in the 1840's also first general store in 1878 in Burnhamthorpe Village."[5]

However, this 1859 church is not the structure that exists today. According to historian William Perkins Bull the church that stands today, and which is the subject of this report, is the third one to serve the community.

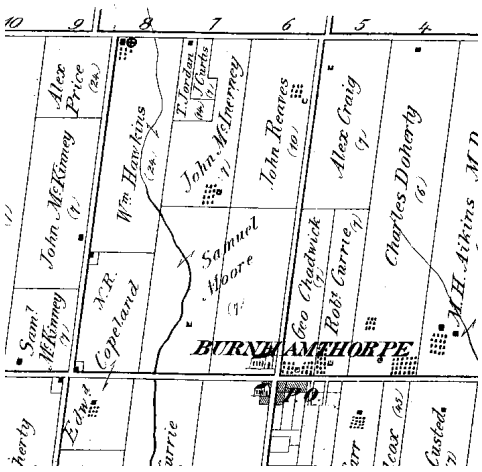
In January 1874, Samuel Moore sold part of Lot 6, 2nd Concession NDS, for $1.00, to the "Trustees of the Congregational of Christians of the Primitive Methodist Connexion in Canada" being comprised of George Savage, Joseph Liddall, Simon Elliott, Thomas Jefferson and William Carr.[6] This is the property on which the subject church is located. It is likely that the construction of the church would have occurred shortly after this purchase.

[5] Photo labelled "Dixie Road", undated. Photo courtesy of Ted & Anna Carr

[6] Region of Peel Archives, Toronto Township Copy Books, Instrument #1491, Bargain & Sale dated 7 September 1874

Burnhamthorpe Methodist/United Church, undated[7]

In 1925, the Primitive Methodist Church became the Burnhamthorpe United Church as part of the amalgamation "…of the Methodist Church, Canada, the Congregational Union of Canada, and 70 per cent of the Presbyterian Church of Canada…"[8] as well as "…the small General Council of Union Churches, centered largely in Western Canada."[9]



Historical Atlas of Peel County, 1877[10]

In the early days, the village was comprised of the United Church, George Gill's general store and the local feed mill, all of which were accessed by a rural corduroy road. The church was part of, amongst others, the Malton Circuit in the days when clergy were assigned to travel specific geographic territories to minister to settlers in sparsely populated areas.[11] Sometime in the mid-20th century full time ministers were assigned to the church.

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[7] Mississauga Library System, Historic Images Gallery. Originally from the Region of Peel Archives. Accessed 18 May 2012, www.mississauga.ca

[8] The United Church of Canada's web site, A Brief History. accessed 23 May 2012, www.united-church.ca/history/overview/brief

[9] ibid

[10] Historical Atlas of Peel County, Ontario, Published By Walker & Miles, 1877. Page 87

[11] Connie Rae, "100-year-old church closes its doors", The Mississauga Times, July 5, 1978

The congregation worshipped in the building for over 100 years, until it finally closed in July 1978 due to a declining membership.[12] It appears that few renmants of the church remain. However, long time residents, Ted & Anna Carr, whose family remained on their nearby farm for exactly 100 years, indicate that they have the old pump organ that belonged to Mr. Harris who ministered to both Bethesda and Burnhamthorpe United Churches. Mr. Carr's ancestor was one of the Trustees of the Congregational of Christians of the Primitive Methodist Connexion in Canada who was involved in the purchase land purchase from Samuel Moore.

Doris Savage, Burnhamthorpe United Church Organist, inside the church[13]

The photo above is part of a collection of images that hangs in the foyer of Westminster United Church, located at the intersection of Rathburn and Tomken Roads, to which a number of former Burnhamthorpe United Church members went upon the closing of their church. Doris Savage was the organist at the Burnhamthorpe United church for a number of years. Also at Westminster United is one of the original pews from Burnhamthorpe United Church.

Burnhamthorpe United Church pew at Westminster United [14]

Congregants Eldon & Mary MacFadyen were gifted with a silver communion cup from the Burnhamthorpe United Church, which a friend of theirs found in an auction sale and gave to the

[12] ibid
[13] Undated image courtesy of Westminster United Church, Mississauga.
[14] City of Mississauga, Heritage Planning staff photo, 28 January 2013

McFadyens for safe keeping. The inscription on the cup reads: "Burnhamthorpe United Church – From Rev. R.A. Spencer – 1952 – ".[15]

Mrs. MacFadyen worked in the Sunday school program for a time in the 1960s. She was also involved in the fund-raising turkey dinners which were held annually at the church. Church members volunteered their time and energy in order to raise money with which to defray the general costs of running the church. Held on the first Friday in November, there were three sittings with the first two accommodating up to 100 people each. At one time a ticket only cost $2. The turkeys were bought around Thanksgiving and stored in people's freezers until the event. When the time came, the women gathered to peel potatoes together, holding a potato peeling bee of sorts. Desserts were home made pies donated by the women of the church. These items and stories serve as a reminder that this was once a place where a Protestant community worshipped, mourned; rejoiced and gathered in fellowship.

In May 1979, The Trustees of Burnhamthorpe United Church of Canada, some of whom appear to be the descendants of the original Trustees[16], sold the property to the Trustees of the Dixie Road Church of God. The Dixie Road Church of God outgrew the building and sold to the property to the the Greek Orthodox congregation in 1987. The Romanian Orthodox congregation bought the property in 1999.

Today, the church is one of only three remaining recognizable sites from the 'lost' village of Burnhamthorpe. The other two being the Burnhamthorpe Primitive Methodist cemetery located at the southwest corner of Dixie Road and Burnhamthorpe Road East, and the circa 1882 Moore-Stanfield House which stands today at 1295 Burnhamthorpe Road East. A fourth remaining unrecognizable site, located at 3661 Dixie Road at the southeast corner of Dixie and Burnhamthorpe Roads, was once the community's general store. It currently houses the Aurora Meat and Cheese Ltd.

The community surrounding the church has changed fundamentally over its almost 140 year history. The little church that once served the needs of a predominantly Anglocentric farming community, with a population of "…about 100…" in 1877[17], is now the home of an urban congregation of 21st century Eastern European Orthodox diaspora, who have chosen to live and worship in a city with a population in excess of 700,000 people.

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[15] Personal interview with Ted & Anna Carr and Eldon and Mary McFadyen, January 22, 2013

[16] Region of Peel Archives, Toronto Township Copy Books, Instrument # 514385, Indenture dated 10 May 1979

[17] Historical Atlas of Peel County, Ontario, Published By Walker & Miles, 1877. Page 87

The continued use of the property as a place of worship, when many other small communtiy churches have been adaptively reused as homes or restaurants, or worse yet, have been shuttered or demolished, is a testament to its value as a reminder that a late 19th century Anglocentric agrarian community grew, and thrived, in this location. The fact that it remains in use by the Romanian Orthodox community, maintaining its primary role as a house of worship, serves as a testament to the building's adaptability and its ability to serve a variety of religious communities. Further, the property contributes to an understanding of how Toronto Township evolved into the dynamic, multicultural 21st century city of Mississauga.

Physical/Design Value

St. Apostle Andrew, located at 4030 Dixie Road, has physical/design value because it is representative of late 19th century Ontario Gothic Revival style architecture; and it displays a high degree of craftsmanship and artistic merit.

As previously mentioned, the church was built on land which was sold by Samuel Moore to a Methodist congregation known as a "Congregation of Christians of the Primitive Methodist Connexion of Canada" [18] which was later renamed Burnhamthorpe United Church of Canada after the 1925 amalgamation. Most early Methodist congregations, as non-conformists, tended to build understated, simple meeting house style structures in which to worship. However, by the mid to late-19th century the Gothic Revival movement, that "sought to revive the Gothic style, which flourished in Europe in the medieval period"[19] had received widespread acceptance in Canada. The church that the congregation built in 1874 reflects this trend.

Common architectural features of Gothic Revival style architecture include "pointed arch windows, rib vaulted ceilings, buttresses, steeply pitched roofs and an overall emphasis on height."[20]

Burnhamthorpe United Church and Sunday school wing[21]

The original church building is a one-storey, dichromatic, red brick structure, built on a rubble stone foundation, which is embellished with rectangular buff coloured brick quoins on the corners, and inverted tear drop shaped buff coloured brick quoins under the eaves on the front façade. The main body of the church is rectangular in plan, with a steeply pitched roof and a small vestibule on the front (east) façade which historically served as the original entrance into the church. The vestibule, like the main structure, has a steeply pitched roof; buff coloured brick quoins and Gothic pointed arch doors capped with buff coloured brick arched headers.

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[18] Region of Peel Archives, Toronto Township Copy Books, Instrument #1491, Bargain & Sale dated 7 September 1874

[19] Ontario Heritage Trust's "Ontario's Places of Worship" website," Architectural style". http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Architecture/Architectural-style.aspx?searchtext=Gothic

[20] ibid

[21] Mississauga Library System, Historic Images Gallery, Library staff photo, www.mississauga.ca

The vestibule entrance, which would have been the original entryway, is presently inoperable in order to prevent access to the church through what is now the church's altar. The exterior vestibule door has been painted white, and a painted portrait of St. Apostle Andrew mounted to the top of the door archway. The door hardware, which appears to be original, remains, but has also been painted over.

Access to the building is now gained through the south door of the 1950[22] rear (west) addition, which sits well back from the front façade of the church and was built to accommodate the congregation's Sunday school room. Originally, it was a simple unadorned structure. Archival photos show a simple flat double- door entryway covered by a small canopy, which stood slightly proud of the addition wall. Sometime later, likely in the late 20th century, the addition was embellished. The walls were covered in white shiplap board, made of what seems to be a combination of wood and/or aluminum siding, and decorated with gold trim on the pointed pediment and horizontal stiles.

Main (south) entrance door [23]

The foundation is concrete block. The original cladding of the addition is unknown, but an archival photo indicates that it may have been brick or Insulbrick siding, which is described as "…fibreboard sheathing coated with tar and added granular material, similar to asphalt shingles."[24]

At some point in time, on the front façade of the main, red brick structure, directly above the vestibule entrance, a metal cross was fastened to the brick above the old entrance doors. This cross was likely installed sometime after the sale by the United Congregation.

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[22] Connie Rae, "100 Year Old Church Closes Its Doors", The Mississauga Times, July 5, 1978.
[23] City of Mississauga, Heritage Planning staff photo, February 2012
[24] "Understanding Your Home" by Building Inspector Mark Visser, accessed 29 January 2013 http://www.eureka4you.com/home/SidingInsul.htm

Metal cross detail [25]

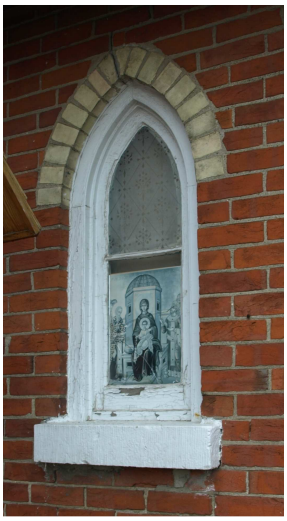
In 2012, the metal cross was replaced with a granite cross in the Eastern Orthodox style.

Granite cross details [26]

Behind the cross is a small buff coloured masonry/brick square, which was likely the location of a date and/or name marker. The opening of this square is decorated with buff coloured brick which would indicate that it was part of the original construction.

Both the main building and the vestibule are adorned with archetypal Gothic pointed arch windows which are capped with buff-coloured brick arched headers. The vestibule windows are scaled down versions of the windows on the larger structure, and contain a combination of clear and etched glazing.

[25] City of Mississauga, Heritage Planning staff photos, March 2012.
[26] City of Mississauga, Heritage Planning staff photos, January 2013.



Vestibule window details [27]

The eight windows on the main structure are comprised of a combination of clear and textured stained glass. Based on the image which shows Doris Savage playing the organ, the glazing is not the original, and in some areas, is in need of repair. The windows have simple unadorned frames which are devoid of any "high Gothic" tracery. The window sill plates (or window ledges) are made of stone.

The building has a steeply-pitched gable roof line, clad in metal sheathing, with a simple short, rectangular chimney stack rising from the rear gable. Archival photos show two short, rectangular brick chimney stacks rising from the front gable, on either side of the roof line, which have subsequently been removed.

Chimney detail [28]

[27] City of Mississauga, Heritage Planning staff photos, January 2013.
[28] Mississauga Library System, Historic Images Gallery, Library staff photo, www.mississauga.ca

In 2012 the congregation added a new bell tower to the roof of the church.

Bell tower addition[29]

History shows that early Ontario settlers often built churches that were simple, modest buildings which were constructed as expeditiously and inexpensively as possible in order to ensure the faithful had somewhere to worship in their new home land. Descriptions of the early church buildings in Burnhamthorpe village seem to support this. In Britain, early Methodist buildings were "…seen essentially as tools for preaching and mission, not as objects for veneration in their own right. Pure functionality was the original driving force for their design, and this is the main pattern that has continued."[30]

Further, "There is evidence that, as Methodism became more established, there was increasing awareness of architectural dignity and proportion. As a consequence, the simple vernacular forms gave way to buildings in the classical tradition,"[31] The choice of architecture in which the Burnhamthorpe Methodist Connexion congregation chose to build their third church seems to reflect this trend. A search of Methodist churches on the Ontario Heritage Trust's *Ontario's Places of Worship*[32] web site results in a number of examples of mid to late 19th century buildings with rectangular floor plans that feature gable roofs "…which is common in pioneer, first-generation Christian churches in Ontario."[33]. There were four examples of such churches in Mississauga at one time. When Bethesda-Dixie United Church in Summerville was demolished in 1998, four became three. As such, St. Apostle Andrew is representative of early Ontario Gothic church style construction in both Mississauga and provincially.

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[29] City of Mississauga, Heritage Planning staff photos, January 2013.

[30] *Historic Methodist Architecture and its Protection*, by Ian Serjeant. www.buildingconservation.com/articles/methodistarch/methodistarch.htm

[31] ibid

[32] *Ontario's Places of Worship*, Ontario Heritage Trust, www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Home.aspx?lang=en-CA

[33] ibid, www.heritagetrust.on.ca/CorporateSite/media/oht/Pow/PDF/Massing%20Rectangular%20Hall.pdf

Craftsmanship is evident in the structure's rubble stone foundation. Today this method of construction is a, mostly, lost skill. The building's artistic merit is evident in the attention that was obviously paid to the selection of the architectural detailing, i.e. the choice of architectural style; the scale and massing of the building; the choice of construction materials; the trim details, which all combine to create an aesthetically pleasing whole. It seems obvious that the early community worked to create something sacred, and beautiful, when it came together to build a place of worship for themselves.

The mid-20th century Sunday school addition, although a relatively humble, utilitarian structure reflects the architectural inclinations of the time, and demonstrates the changes that the community experienced in its membership numbers and the way in which it wished to worship.

The embellishments added to the addition, and the very recent roof replacement, bell tower and granite cross additions, are a reflection of the present community's desire to create their own beautiful place of worship.

Contextual Value

St. Apostle Andrew, located at 4030 Dixie Road, has contextual value because it is physically, functionally, visually and historically linked to its surroundings; and it is a local landmark.

The property is physically, functionally, visually and historically linked to the former village of Burnhamthorpe. The church, when considered in context with the designated Burnhamthorpe Primitive Methodist cemetery, located to the south at 3700 Dixie Road, and the designated Moore-Stanfield House, located at 1295 Burnhamthorpe Road East, represent all that remain, that is recognizable, of the former village of Burnhamthorpe. As such they all are critical, tangible links to the mostly disappeared community.

Further, in Mississauga St. Apostle Andrew acts as a local landmark being one of few remaining examples of late 19th century Ontario Gothic Revival style church buildings. According to the Ontario Heritage Trust, "An estimated 12,000 properties in Ontario are now or were historically in religious use. Of these, about half remain, and few have formal recognition or protection. Despite their value to individual communities, heritage places of worship are under-represented in the record of Ontario's protected heritage places."[34]

Saint Apostle Andrew Romanian Orthodox Church[35]

[34] Ministry of Tourism and Culture, *Heritage Places of Worship, A Guide to Conserving Heritage Places of Worship in Ontario Communities*, from the Ontario Heritage Tool Kit, http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_POW.pdf
[35] City of Mississauga, Heritage Planning staff photos, January 2013

Conclusion

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, merits designation under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value. Although the property only needs to meet one of the nine criteria outlined in the *Ontario Heritage Act*, the property meets six of the nine criteria, being Section 1 subsection i) and ii); Section 2 subsection i) and ii); and Section 3 subsection ii) and iii).

The property's value lies in the following:

- It is a rare remnant of the former village of Burnhamthorpe;
- It is representative of late 19th Century Ontario Gothic Revival style architecture;
- It has direct associations with a religious institution which played a significant role in the formation of the village of Burnhamthorpe;
- It yields, or has the potential to yield, information that contributes to an understanding of the former community, 19th century Methodist culture and the present day Romanian Orthodox religious community which is representative of the city's changing demographic.
- Further, the building displays a high degree of craftsmanship and artistic merit; it is physically, functionally, visually and historically linked to its surroundings; and it is a local landmark.

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SCHEDULE "B" TO BY-LAW NO. _____

DESIGNATION STATEMENT
Saint Apostle Andrew Romanian Orthodox Church (Biserica Ortodoxa Româna Sfântul Apostol Andrei or), 4030 Dixie Road

Description of Property - Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, 4030 Dixie Road.

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei is a late 19th century Methodist church in the Ontario Gothic Revival style, located on the west side of Dixie Road, north of Burnhamthorpe Road East.

Statement of Cultural Heritage Value or Interest

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, has physical/design value as it is representative of late 19th century Ontario Gothic Revival style. It also displays a high degree of craftsmanship and artistic merit.

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, has historical/associative value as it has direct associations with the 19th century Methodist community which played a significant role in the formation of the village of Burnhamthorpe. The property yields information that contributes to an understanding of the early Methodist community, the mid-20th century United community, and their attendant religious practices. Further, as a rare remnant of the original village, it yields information that contributes to an understanding of the village of Burnhamthorpe and this community's evolution.

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The church is one of three remaining sites, which are recognizable, that represent tangible links to the former village of Burnhamthorpe. Further, St. Apostle Andrew is a local landmark.

Description of Heritage Attributes

Key attributes of the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, that reflect its physical/design value:

- its dichromatic, red brick structure;
- its rubble stone foundation;
- its corners with their rectangular buff coloured brick quoins embellishments;
- its inverted tear drop shaped buff coloured brick quoins embellishments, located under the eaves on the front façade;
- its rectangular plan (the main or original body of the church);
- its steeply pitched roof;
- its pointed arch windows, including their shape, form, material, placement and their buff-brick headers;
- its stone sills;

DESIGNATION STATEMENT
Saint Apostle Andrew Romanian Orthodox Church (Biserica Ortodoxa Româna Sfântul Apostol Andrei or), 4030 Dixie Road

- its small vestibule on the front (east) façade which historically served as the original entrance into the church;
- the vestibule door hardware, which appears to be original.

Key attributes of the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, that reflect its historical or associative value are:

- its remnant date/name marker on the front façade of the structure;
- its one-storey massing, which is reflective of the less ornate mid to late 19th century church structures typically found outside of large urban centres;
- its exterior vestibule door which has been painted white and has had a painted portrait of St. Apostle Andrew mounted to the top of the door archway;
- its steeple;
- its Sunday school addition, which is indicative of the community's growth and the church's response to the changing spiritual needs of the community.

Key attributes of the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, that give it contextual value are:

- its location;
- its visibility from both Burnhamthorpe and Dixie Roads which represent the original four corners of the early community;
- its location in the present road right-of-way which speaks to the area's original rural scale;
- its proximity to Burnhamthorpe Primitive Methodist cemetery and the Moore-Stanfield House.

44 & 46 QUEEN STREET SOUTH

HERITAGE ASSESSMENT

Item 3, Appendix 1
Heritage Advisory Committee
Agenda – March 19, 2013

Heritage Advisory Committee
MAR 19 2013

FEBRUARY 2013

ATA
ARCHITECTS INC.
211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

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1989 Photograph of 44 and 46 Queen Street South, Streetsville
Source: Mississauga Library Image Gallery, www.mississauga.ca/portal/residents

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INTRODUCTION

OWNER

Metro-Wide General Contracting
8942 Heritage Road,
Brampton, Ontario
L6Y 0E1

ATA Architects Inc. was retained by the owner, Mr. Norman Petrovski of Metro Wide General Contracting Ltd., to undertake a Heritage Impact Assessment of the property listed as 44 and 46 Queen Street South, Streetsville, ON.

While 44 and 46 Queen Street South have been listed in the record of historical properties for the City of Mississauga, they have not been designated as historic properties.

ATA Architects Inc. undertook the following process in completing this assessment:

- Inspect current site and prepared photographic documentation of existing conditions.
- Obtained background information from local land registry and the Streetsville Heritage Society.
- Gathered additional information from the City of Mississauga web site pertaining to Property Records & Building Permits, and from the Mississauga Heritage Archivist.
- Undertook further research with Streetsville Historical Society, the Canadiana Room at the Mississauga Central Library librarian, and review documentation on Ancestry.ca Library Edition and copies of the Streetsville Review on microfilm.

ATA Architects Inc. has utilized the criterion for determining cultural heritage value as outlined in the Ontario Heritage Act.

Photograph taken in 1978 depicts 44 Queen Street south as originally a garage to 46 Queen Street South,
Source: Mississauga Image Gallery, www.mississauga.ca/portal/residents/allhistoricimages

ONTARIO HERITAGE ACT

ONTARIO HERITAGE ACT
ONTARIO REGULATION 9/06
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

CRITERIA

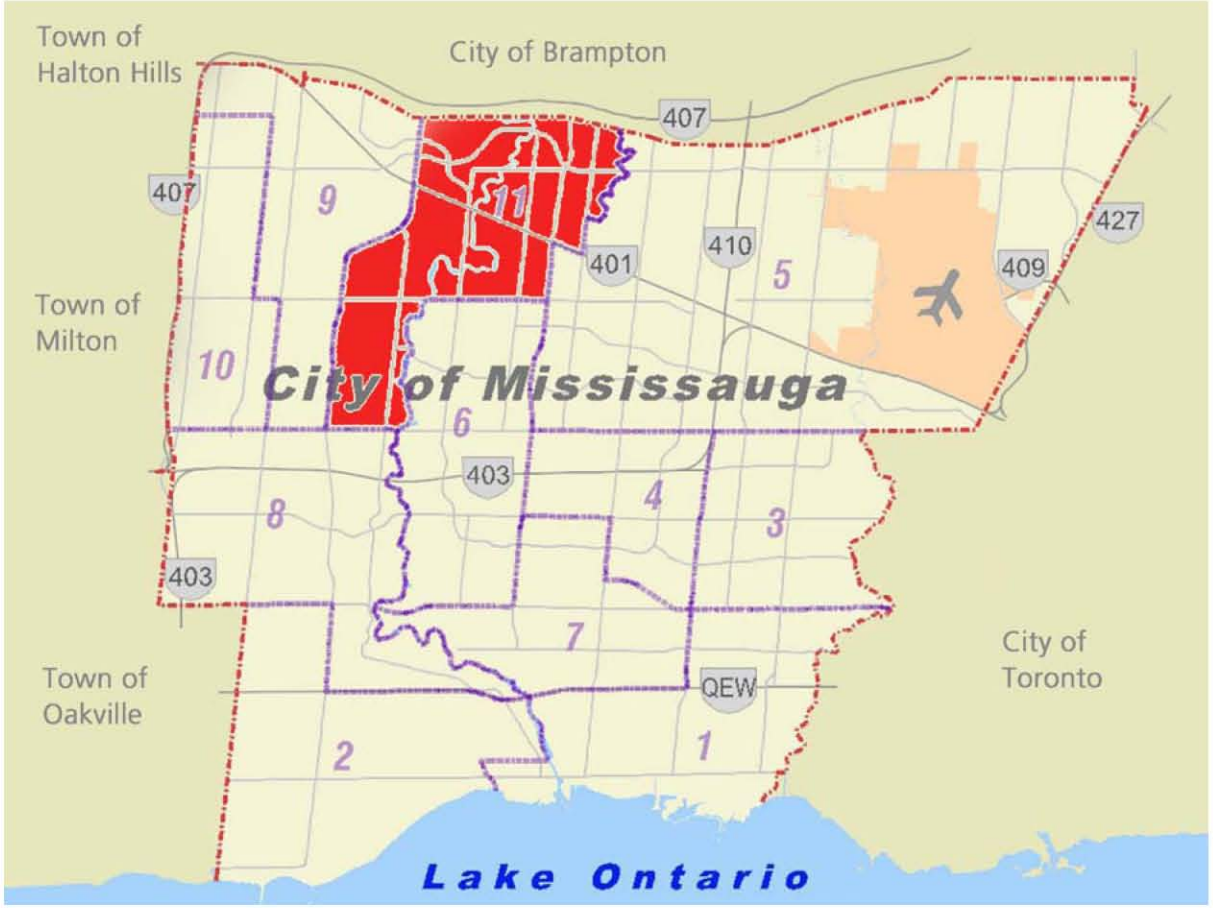
1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s.1(1).
   (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value 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. O. Reg. 9/06, s. 1 (2).

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. O. Reg. 9/06, s. 2.

NOTE: The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

LOCATION



Location of Streetsville within Ward 11, City of Mississauga
Source: City of Mississauga - http://www6.mississauga.ca/eMaps

44 and 46 Queen Street South are located within the village of Streetsville, Mississauga, Ontario.

The Village of Streetsville has the distinction of being the "oldest settled village" in the County of Peel. The area was originally occupied by the Mississauga Indians, a branch of the Algonkian tribe, who gave up their land in the first Mississauga Treaty in 1805. The survey of 1818 by Timothy Street U.E.L. opened up the area and in return for his services, he was given 1800 acres of prime property "on easy terms" which included the lands of the present day "Streetsville" as part payment for his services.

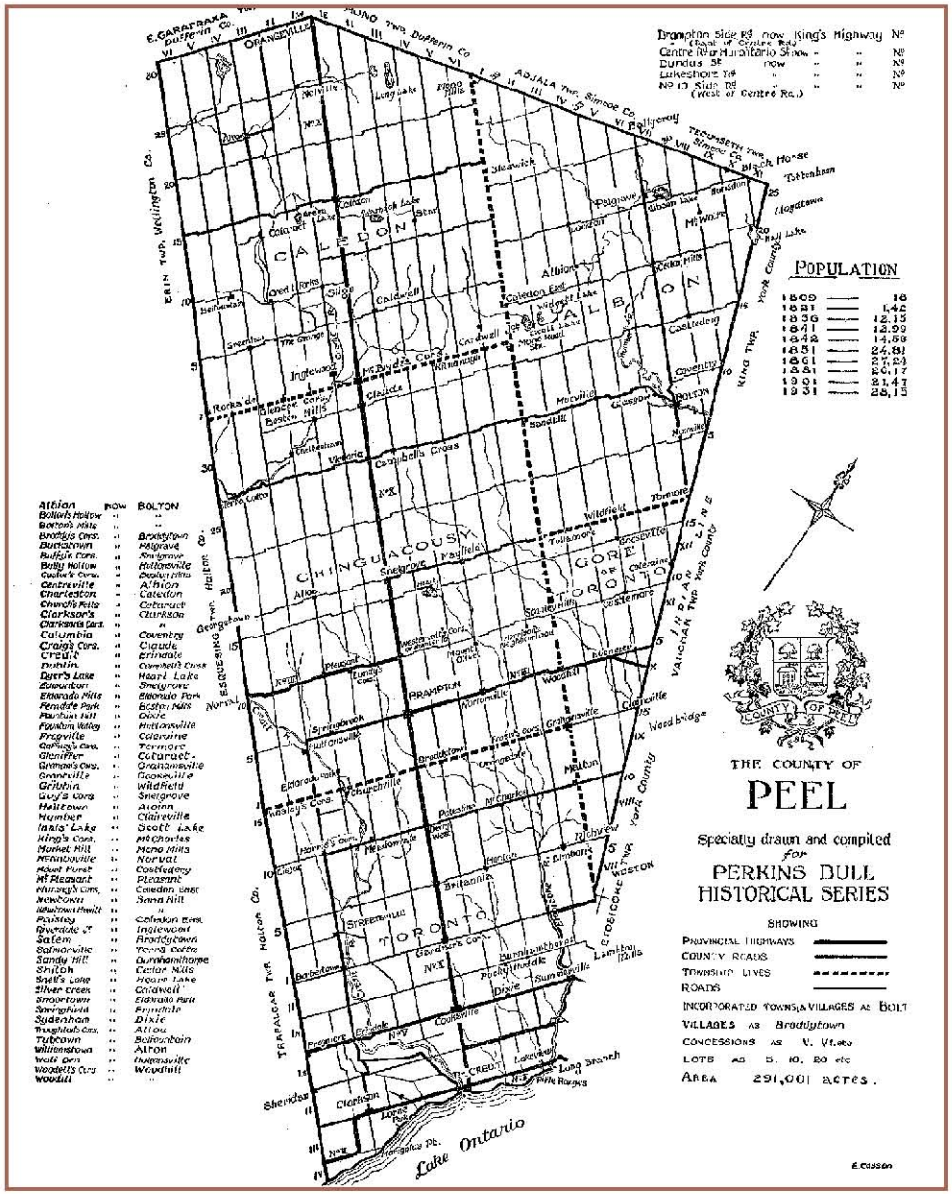
In 1858, Streetsville was incorporated as a Village with a population of 1500. In 1962 Streetsville was considered a town with 5000 people. It was incorporated into the City of Mississauga in 1974.

Streetsville is bounded by the Credit River to the east, the CNR railway tracks to the west, Lake Ontario is only a short distance to the south, and the City of Toronto is within close proximity.

The official property location is PLAN STR 2 PT LOT 12 (see attached Affidavit of Residence in Appendix).

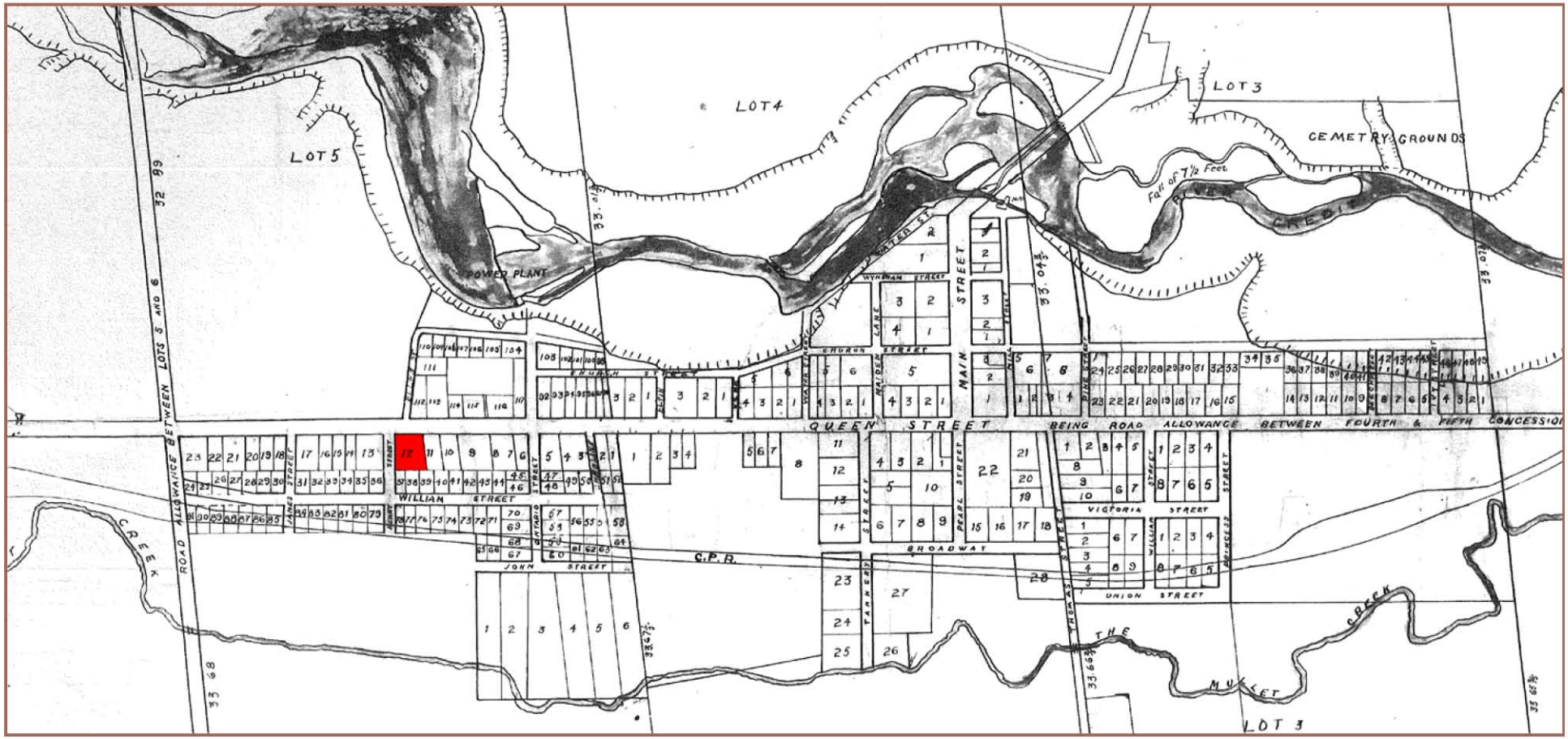
LOCATION

Aerial view of 44 and 46 Queen Street South, Streetsville.
Source: City of Mississauga - http://www.mississauga.ca/eMaps

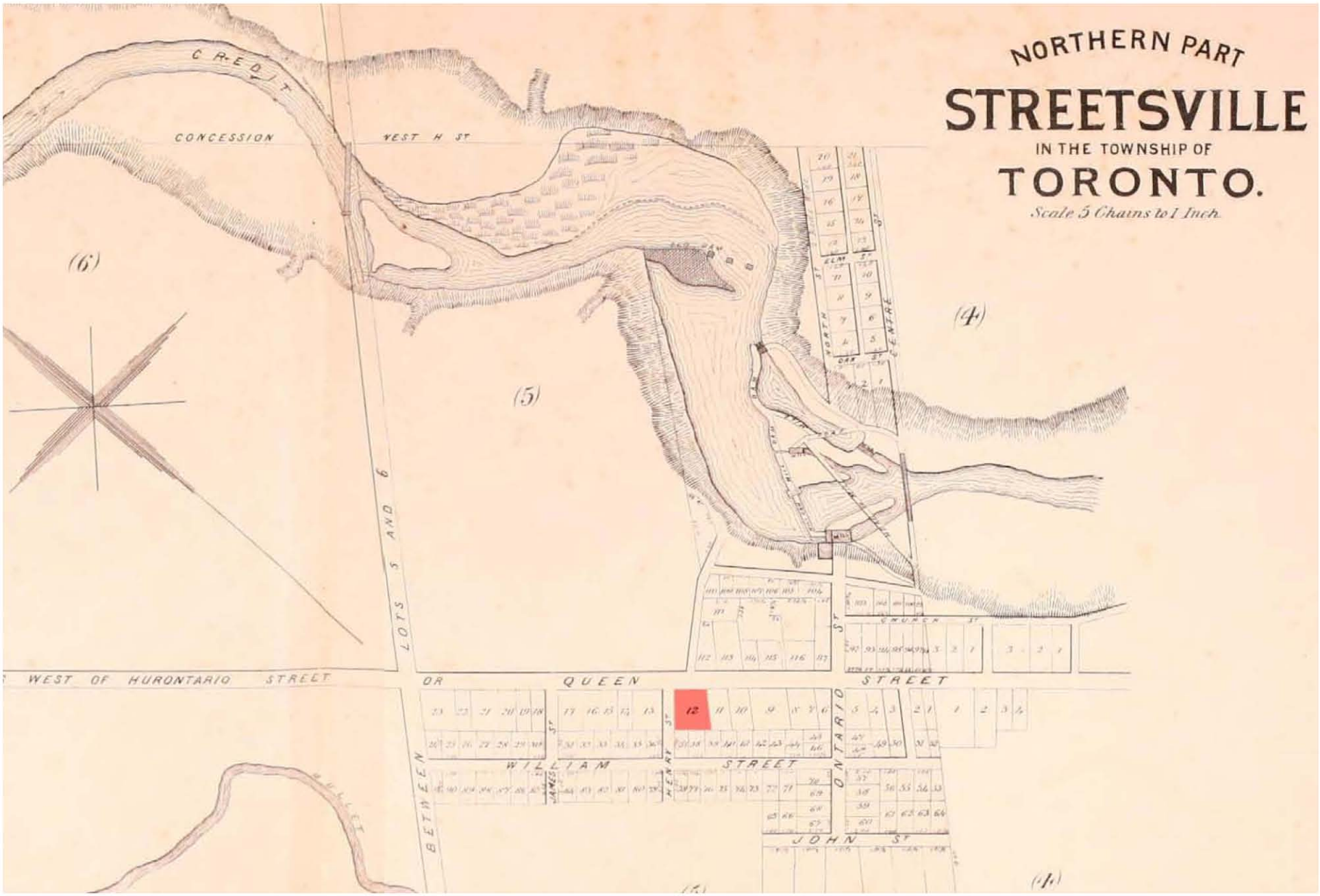


Historical Map of the County of Peel,
Source: Peel Art Gallery, Museum and Archives, Brampton, ON

LOCATION

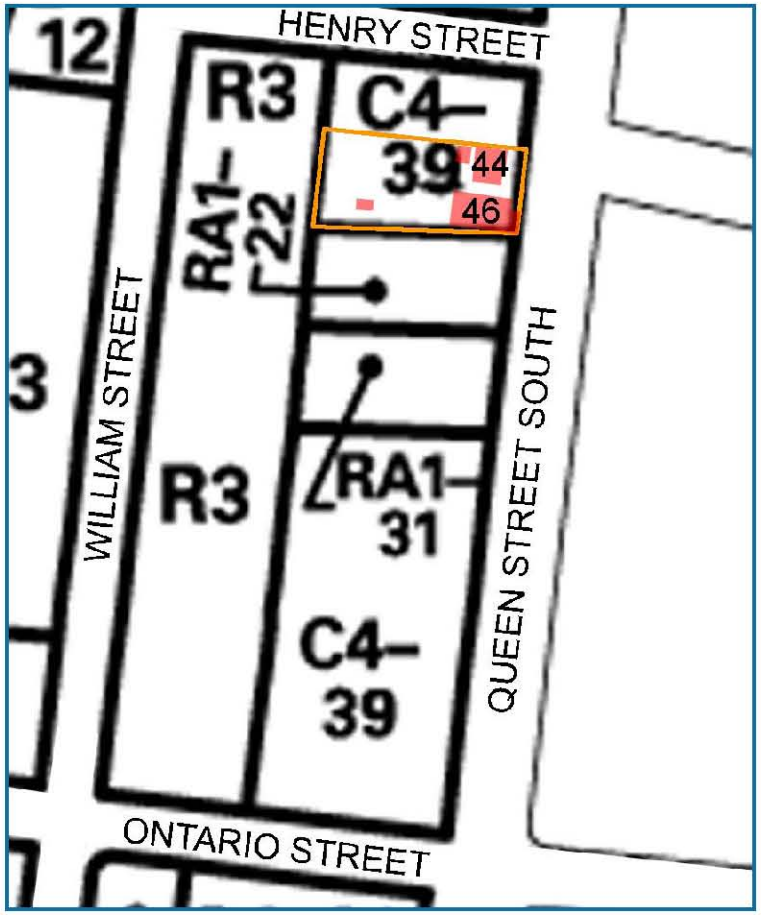


Early Streetsville drawing by Mary Manning fonts, (Series 7, file 14 (box 20)
Source: Peel Art Gallery, Museum and Archives, Brampton, ON



Map of Streetsville circa 1877. Based on this map and the adjacent drawing by Mary Manning the sites upon which Graydon House (42 Queen Street South), 44 and 46 Queen Street South were originally part of the same property.
Source: Illustrated Historical Atlas The County of Peel, Published by Walker & Miles, Toronto,1877

ZONING



Zoning map of 44 and 46 Queen Street South, Streetsville.
Source: City of Mississauga - http://www6.mississauga.ca/onlinemaps/planbldg/maps/100m39e.pdf

The adjacent zoning map from the City of Mississauga's website indicates the properties at 44 and 46 Queen Street South are zoned as C4-39 Commercial Zones.

The properties neighbouring the site on the same block are zoned R3 and RA1-22. The Graydon House on the corner of Henry Street and Queen Street South shares the C4-39 zoning with 44 and 46 Queen Street South.

HISTORICAL SIGNIFICANCE

In researching the history of 44 and 46 Queen Street South ATA conducted a land registry search on the property to come up with a list of previous owners. In searching through the registry it was found that the microfilmed records for the lot only went as far back as March 1900. The list of previous owners is as follows:

- Hans Rosenthal and Shirley Vandenberg (August 1995 – recently)
- Donald Arthur Burke and Carol Ann Burke (March 1987 - August 1995)
- Alice M. Lowery (Possibly also known as Alice M. Dudley) (April 1960 - March 1987)
- Budd A. Aekins (Sept 1955 - April 1960)
- Howard R. Pratchett (Feb 1951 - Sept 1955)
- Howard R. Pratchett & Angus V. Gallant as "Streetsville Motors" (Jan 1950 - Feb 1951)
- Ernest C. Astley (August 1947 - Jan 1950)
- William N. Bell (Feb 1946 - August 1947)
- Julia M Dudley (unknown - Feb 1946)

Copies of the land registry records can be found in the appendix. ATA then contacted the Streetsville Historical Society for assistance in researching these individuals. The Streetsville Historical Society searched through cemetery and church records, the Society's document and photograph archives as well as the memories of some of the older members of the society. No further information could be found for these individuals. As far as can be determined the above individuals have not made a significant contribution to Streetsville that has been recorded.

ATA contacted the Peel Art Gallery Museum and Archives to see if there were any fire insurance maps for the area on file that might give a better idea of the date when the buildings may have been built on the site. On the following page a fire insurance map from 1939 can be found which indicates that both 44 and 46 Queen Street South were situated on the site by this time. This map indicates that at the time 46 Queen Street South was a grocers and 44 a garage. Of the two buildings 46 Queen Street is the only one likely to have been constructed significantly before this date either in the late 1800's.

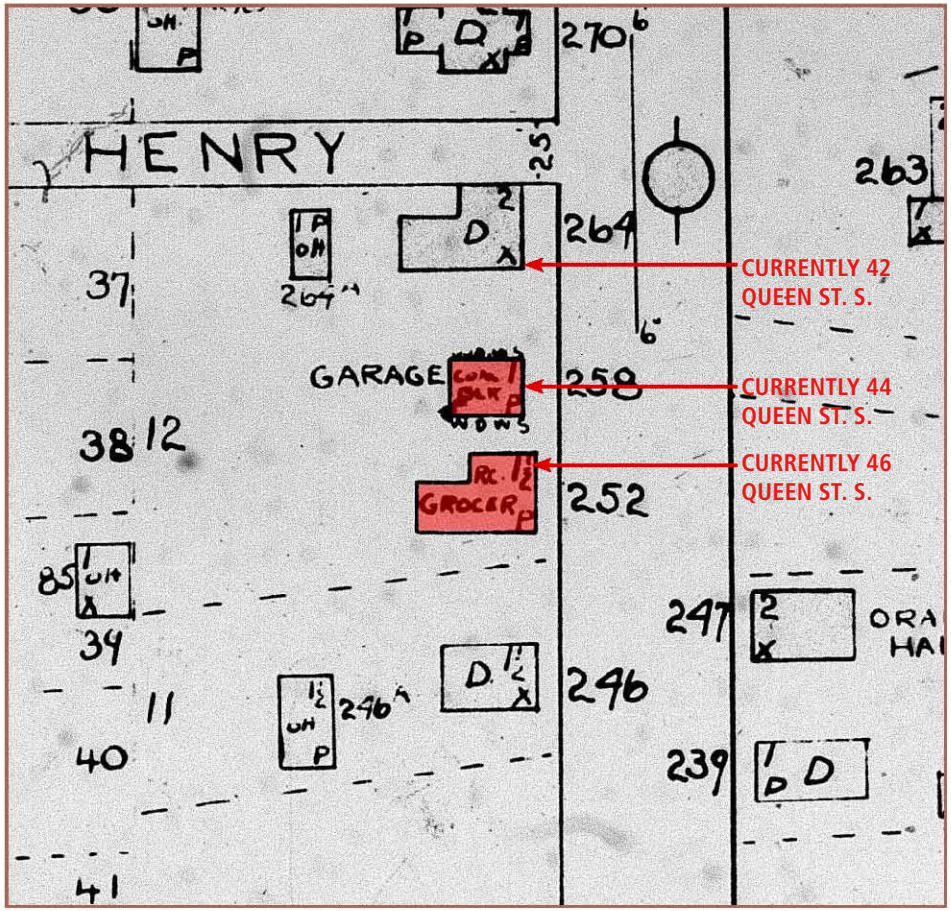
Photograph taken in 1978 of 46 Queen Street South,
Source: Mississauga Image Gallery, www.mississauga.ca/portal/residents/allhistoricimages

HISTORICAL SIGNIFICANCE

The buildings appear to have been originally residential but were more recently changed to offices before being abandoned. At one point under the owners Howard R. Pratchett & Angus V. Gallant it may have had some relationship with "Streetsville Motors". No significant events appear to be attributed to the properties and the buildings do not provide any significant insight to the history of the community. Like many smaller main street buildings of their period, it does not appear that they were designed by a notable architect.

RELATIONSHIP BETWEEN THE GRAYDON FAMILY AND THE PROPERTIES

- William Graydon Sr., a mason by trade, immigrates from Ireland to Canada and initially settles in Toronto – 1838
- He later Settles in the town of Streetsville and builds the family home with the help of his son John, the large building on the corner of Henry Street and Queen Street at 42 Queen Street South. – Mississauga website indicates the building was constructed in 1843 and hand written notes from the Mary Manning collection indicate it was built in 1861
- William Graydon Sr. dies in 1870 at the age of 77
- 46 Queen Street is built – Mississauga website indicates between 1870 and 1900
    - Remnants of wood siding were found inside the house on what would have been an original exterior wall. Photos were sent to a heritage material salvage group called Artefacts. They identified it as ship lap siding and indicated the style was most popular between 1905 and 1920 but began to be used in the late 1800's.
- A Bargain and Sale was found in the copy books at the Peel Archives between John Graydon and his second wife Fannie Graydon on March 14, 1900 for the amount of one dollar for a southerly portion of Lot 12 currently known as 42, 44 and 46 Queen Street South which was originally granted to William Graydon Sr. in 1854 by William Gardner et ux back when the area was still considered Lot 5



1939 - Fire Insurance Map of Streetsville
Source: Peel Archives, Brampton, ON

HISTORICAL SIGNIFICANCE

Concession 5 of the Toronto Township. It should be noted that even though this transaction was shown in the land registry records and on the copy books at the Peel Archive, the tax assessment roles continue to show John Graydon as the owner until its sale to Charles Wylie in 1902.

- John Graydon dies in 1904
- The Peel Archives provided the tax assessment records for Streetsville from 1890 – 1902, the following was found:
    - By 1890 Lot 12 was split into 3 parcels, 2 parcels each at a 1/4 of an acre and one at a 1/5 of an acre.
    - The 1/4 of an acre located at the corner of Henry and Queen was valued at $625 consistently over the period of the assessments provided and the 1/5 of an acre, also valued consistently at $80, are indicated as no longer being the property of the Graydons.
    - The remaining 1/4 of an acre is noted as being owned by John Graydon but others were listed as tenants of the property over the period searched with the exception of the records for 1891, 1896 and 1897 in which no reference at all was found for the property.
    - From 1890 – 1895 this property is valued at $350, when the property next appears in 1898 its value has increased to $450. It is likely that between 1896 and 1897 the current house at 46 Queen Street South was built.

In summary the records indicate the family home at 42 Queen Street was built first. The property probably remained intact until after the death of William Graydon Sr. at which point two parcels of the original property were sold off while the southerly portion was retained by one of his sons, John Graydon a businessman and contractor. John is noted for having been involved in the construction of multiple buildings in the Streetsville area including his own house at 62 Queen Street South in 1865 (see document on p.16), again long before the believed construction dates for the buildings at 44 and 46 Queen Street South. It appears from the tax assessment records that John never lived on the property he retained from Lot 12 but that he rented it out with the tenants changing almost yearly. At some point between 1895 and 1898 it can be assumed that some work was done to the property that increased its value from $350 to $450, what that might have been cannot be confirmed. It leaves Graydon ownership in 1902 and is purchased by Charles Wylie. By 1939 the property is no longer used solely as a residence but is noted as a grocery.

PROPERTY TENANTS

ATA conducted further research into the individual tenants who rented the property from John Graydon. The tenants known to be associated with the site are as follows:

- Judson Worden
- Thomas Sawyers
- John Grosset
- Ephraim Evans

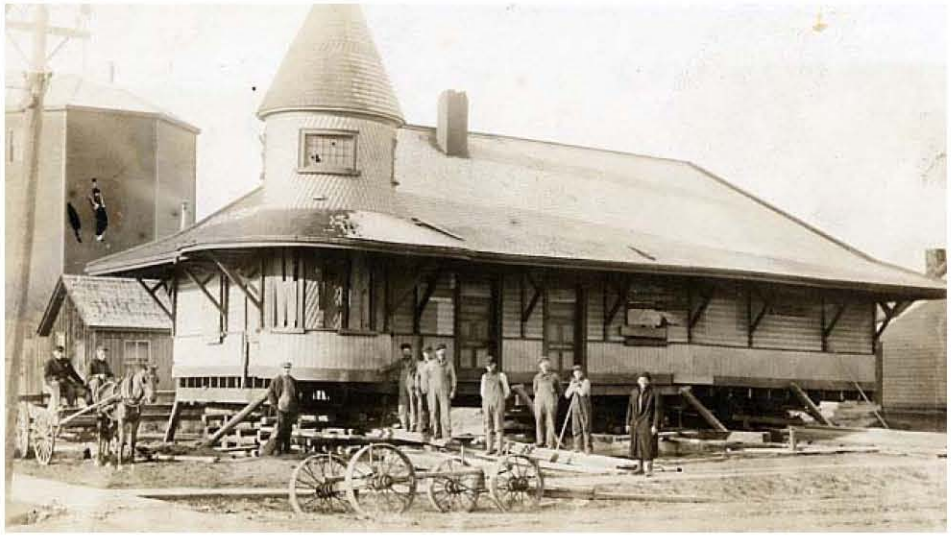
No information was found on Worden, Sawyers or Grosset. From the Streetsville Historical Society it was discovered that an Ephraim Evans owned the Evans Lumber Yard at the Saw Mill at 88 William Street in Streetsville. Through a Google search information was found that Ephraim Evans owned and operated

1915 - Evans Steam Engine
Source: Mississauga Image Gallery, www.mississauga.ca/portal/residents/allhistoricimages

HISTORICAL SIGNIFICANCE

a steam-engine for used to run steam powered machines for farms and mills and that in 1914 he would use it to relocate the original Credit Valley Railway Station to 78 William Street when a new station was built.

A 1901 Census of Canada found through Ancestry.ca at the Canadiana room showed an Ephraim Evans, 30 years old, residing on Queen Street in Streetsville who was employed as a farm labourer. He married a Mary Jane Evans (formerly Sproule) in 1898 and they had a son born in 1899 named Charles. Research conducted in copies of the Streetsville Review indicate there was an Eph Evans who worked as a farm labourer and was Head Boss on the Steam Hay Press for Mr. D. McCaugherty of Croziers Corners in 1894. A description associated with the photograph of the steam-engine on the previous page from the Mississauga Historic Image Gallery indicates that the engine was kept at Evans's house on William Street (the relocated railway station) when not in use; evidence that he eventually moved from Queen Street. This would seem to be supported by the Assessment Roles for Streetsville as he disappears from the records as tenant after 1901.



1914 - Credit Valley Railway Station, Streetsville
Source: Mississauga Image Gallery, www.mississauga.ca/portal/residents/allhistoricimages

CONCLUSIONS

In conclusion the buildings at 44 and 46 Queen Street have limited historical significance to the Village of Streetsville. The building only has a cursory connection to the Graydon Family, there is no record of the buildings having ever been used as a residence by a member of the Graydon family, only that the property was once owned by John Graydon and rented to various labourers. The retained home at 42 Queen Street South is the original family home and is of considerably greater importance. Of all the tenants the only one of note was Ephraim Evans who became a moderately successful businessman thanks to his steam-engine, but not until after he moved from the property. His association with a structure would be the railway station and not 46 Queen Street. It would appear that after marrying and having a child the family relocated shortly after. As a family man, history suggests that he was not satisfied as being a farm labourer running a steam hay press for others and it would appear he began to rent out his own steam engine to farmers. Records indicate that he earned enough money to relocate the railway station as his home by 1914.

ARCHITECTURAL SIGNIFICANCE

46 Queen Street South is a one and one and a half storey, wood framed, white aluminum clad structure. The building is a simplified Gothic Revival style with the central gable. The style was an Ontario vernacular seen across the province both in farms and on rural properties. The roof is an asphalt shingle gable roof with a centre east gable. The symmetry of the east façade facing Queen Street South has been destroyed by a flat roof addition on one side and a picture window on the other. The building has seen many changes over the years. It has been added to with poorly designed additions and any materials or building elements that may have contributed to the architectural value have been replaced, with the exception of the arched sash windows on the second floor.

44 Queen Street South is a simple one storey box and is not representative of any particular style. It seems at one point the now abandoned office building served as a garage for 46 Queen Street as evidenced from the photo from 1978 on page 2. It appears at one point the two buildings were connected by a pergola over an improvised seating area. The pergola has since been removed.

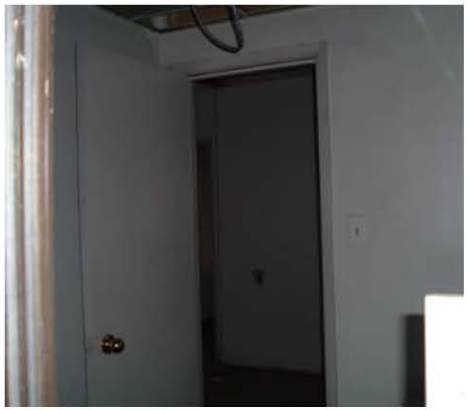
Neither building shows any significant degree of craftsmanship. They are both in significant states of disrepair and neglect. Number 46 Queen Street South in particular is in extremely poor condition having been largely gutted and the entrance from the front of the building onto the stairs leading to the second floor is a code issue. Low cost contemporary materials have been used throughout the building and no significant historical interiors remain if they ever existed.

Both 46 and 44 Queen Street South are simple structures, 46 being a wood framed structure with a basement and 44 being a combination of brick and masonry construction. Neither building shows any significant degree of technical achievement.

Sash window on second floor has a arched top sash. It is hidden from view on the exterior by an aluminum window.

Access from front of 46 Queen Street onto stairs to second floor opens directly onto the first three stairs.

Many of the interior finishes of 46 Queen Street have been removed. Nothing of heritage value remains if it ever existed.



The interior finishes of 44 Queen Street are low cost materials and have no heritage value.

CONTEXTUAL SIGNIFICANCE

Contextually the buildings have very little importance on the street. The buildings are mostly obscured from the view of the street by trees at the moment and any visual impact they have is stolen by the buildings on either side of the properties. To the south of 46 Queen Street South is a large two and a half storey red brick residential building that has been designed to fit into the character of the Streetsville historic retail area. To the north of 44 Queen Street South is the William Graydon Sr. House, a well maintained two storey heritage building currently being used as offices. In fact given the poor condition of 44 and 46 they are more of a detraction from the streetscape.

The properties are on the north end of Queen Street South, on the northern fringe of the Historical Commercial District of Streetsville away from the largest concentration of heritage buildings. Both the Graydon House to the north of 44 and 46 at the corner of Henry Street and Queen Street South and the Trinity Anglican Church to the south at the corner of Queen and Ontario are much more visually prominent in the area and act as landmarks to drivers and pedestrians.

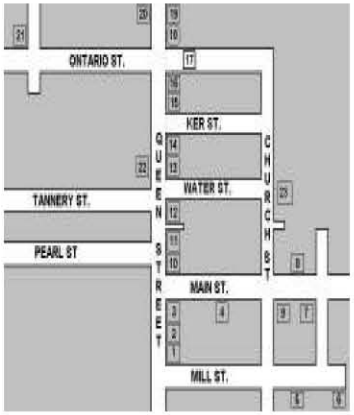
In conclusion, 44 and 46 Queen Street South are not contextually important given their scale, lack of character and poor condition. They appear visually to be out of context to much more visually prominent buildings along the street nearby.

Streetscape of Queen Street South showing the buildings neighbouring 46 and 44 Queen Street South.

CONTEXTUAL SIGNIFICANCE

44 and 46 Queen Street North do not appear on the adjacent "Heritage Tour - Streetsville, North Section" prepared by Heritage Mississauga. The building's are north of the largest concentrations of heritage buildings.

HISTORIC STREETSVILLE – NORTH



STREETSVILLE HISTORY

When the survey of the northern portion of Toronto Township was completed in 1819, survey contractor Timothy Street received permission to build a saw and grist mill. As news of the construction of a mill on the banks of the Credit River spread, many more settlers were attracted to the area and soon a small village had developed around the site. Street's business marked the beginning of a long tradition of milling that is still strong today in the community. By 1825 this part of Toronto Township was thriving. In 1974 Streetsville became part of the city of Mississauga.

1. ROBINSON-BRAY HOUSE (c.1885) 223 Queen Street S.

This ornate building with decorative vergeboard, multiple gables and elongated windows served as the residence of T.W. Robinson, who ran a butcher shop and a livery. Robinson also served as Reeve of the Village in 1897. The building still retains its original style and grandeur in its central location within the Village's busy commercial core.

2. Former STREETSVILLE POST OFFICE (c.1845) 221 Queen Street S.

In its early years this building housed Matthew Cunningham's Tinsmith Shop, and was later acquired by the Embleton Family. The building likely served as John Embleton's office. The building later housed, in turn, T.W. Robinson's Butcher Shop, Goodison's Piano and Organ Showroom, a plumbing shop, and served as the Village Post Office from 1919-1931.

3. JOHN EMBLETON'S STORE (c.1830) 213 Queen Street S.

This store belonged to John Embleton Sr., a man who had served the community in several capacities; such as innkeeper, merchant, Township Clerk and land agent. The Farmers and Mechanics Institute's books (which would form the foundation of the Streetsville Public Library) were first housed here. The Embleton family sold the building to T.H. Goodison, who ran a store known as the "Popular House", for over half a century.

STREETSVILLE CENOTAPH (1926)

In 1925, the Streetsville Overseas Veterans Association began to plan the construction of a memorial to honour local residents who died in the First World War. Unveiled on Dominion Day, 1926, the memorial stands 18 feet high and is constructed of locally-made red brick and Credit Valley stone. The cenotaph now serves as a memorial to all fallen soldiers from the area. The Millennium Clock and time capsule was unveiled on July 1, 2000.

4. TYRONE HOUSE (c.1837) 13 Main Street

Originally Andrew Freeborn purchased this parcel of land from land agent John Embleton in 1837 to build a small one-storey structure to serve as his grocery store. By 1842, the property belonged to partners Robert Ramsay and John Elliot Sterling who operated an inn and tavern called "Tyrone House". The inn was mainly patronized by farmers waiting for their grain to be milled in Street's mill. Shortly after 1865, it was remodeled into the storey-and-a-half building that it is today.

5. ABIGAIL STREET HOUSE (c.1850) 27 Mill Street

After Timothy Street died in 1848, his widow Abigail moved in with her daughter and son-in-law who lived in this Ontario Regency-style brick residence. The mother of 12 children, Abigail lived long enough to see her son, John Street, become the first Reeve of the newly incorporated Village of Streetsville in 1858. A notable feature of this well-maintained private residence is the corbelled frieze in brick on the front facade.

6. TIMOTHY STREET HOUSE (c.1825) 41 Mill Street

Timothy Street, the man after whom the village is named, was originally from St. David's, near Niagara before coming to the Credit River area. Timothy Street financed the New Survey of Toronto Township in 1819, and hired Richard Bristol to supervise the survey. Timothy received land as payment, including much of what became the village. The modest home at the base of Mill Street is believed to be the first brick house built in Peel County, likely constructed out of locally-made red brick and Credit River stone. The house overlooked the site of Street's industrial enterprise, which included saw and grist mills, a distillery and a tannery. Although the Street family ceased to be associated with the mills in the years following Timothy's death, a mill remained in operation on the property into the 20th century.

7. CUTHBERT HOUSE (c.1835) 25 Main Street

This building is named after Richard Cuthbert, a Catholic yeoman who ran his shoemaking business here after purchasing the property in 1844. Although now a private residence, the building was located on the busy road leading to Street's mills, which was an ideal location for a commercial enterprise. The clapboard exterior of the house remains under its present siding.

8. JAMES GOODERHAM HOUSE (c.1850) 26 Main Street

James Gooderham was a significant local businessman, and trustee of the Methodist Church. He was also a major force behind the Credit Valley Railway coming through Streetsville in 1879. Sadly, he was killed in a tragic accident which occurred at the official opening of the railway. The home served as St. Joseph's Roman Catholic Parish Centre in the 1950s. It is, once again, a private family home today.

9. HERON-DANDIE HOUSE (c.1860) 21 Main Street

Patrick Heron is listed as a carpenter in an early business directory for the village. The property remained within the Heron family for 30 years, and in 1919 became the home of James Dandie. Dandie, a hardware store owner, served on Streetsville's Town Council for over 25 years. The house recalls the period when Main Street was the main village road in pioneer days. The house's low profile is enhanced by its hipped roof and is typical of the Ontario Regency style.

10. JOHN McMASTER'S STORE (c.1850) 209 Queen Street S.

This brick store was built on the site of an earlier frame store belonging to Israel Ransom, who ran one of the first commercial enterprises in Streetsville. The first post office was located in Ransom's store and by 1829 the village was enjoying bi-weekly mail service. John McMaster also served as village post master, and his shop did a good business in groceries and dry goods. The store eventually came under the ownership of James Gooderham.

11. Former DARKER'S BARBER SHOP (c.1908) 201 Queen Street S.

This was the original site of the Globe Hotel, established about 1857. The hotel was destroyed by fire in 1876 when a pile of hay caught fire in a barn behind the adjacent Telegraph Hotel. The fire spread to the Globe Hotel and both hotels were destroyed. Timothy Street Jr. and James Symes lost their lives in the fire. The current structure was built by George Darker in 1908, who operated a barber shop here for many years. Later it was home to Whaley's barber shop.

CONTEXTUAL SIGNIFICANCE

12. FORMER MUNICIPAL & PUBLIC UTILITIES BUILDING (c.1884) 167 Queen Street S.

In 1884 a large brick addition was added to the former Methodist Chapel on Maiden Lane. This school remained in operation until 1939, when it was moved up to its present location on Queen Street. It became the village's municipal office and a fire hall. The Public Utilities Commission continued to use the building until 1977. The original red-brick building was stuccoed when the adjoining brick additions were added. The small turbine on the grounds was taken from the municipal power plant which operated on the Credit River during the first half of the 20th century.

13. GRAYDON-ATKINSON HOUSE (c.1890) 157 Queen Street S.

Though John Graydon built the storey-and-a-half brick Gothic Revival house he never occupied it himself. The gabled roof structure is built in an L-shape, with a one-storey rear addition, and features a decorative terra-cotta tile inlay. This heritage designated building is now used for commercial purposes.

14. MABEL GRAYDON HOUSE (c.1897) 151 Queen Street S.

Built by John Graydon for his daughter, this home features highly decorative vergeboard trim. The building remained a private family home for much of its history, although it serves commercial purposes today.

15. HOWARD CARRIAGE WORKS & BLACKSMITH (c.1860) 125 & 127 Queen Street S.

These buildings were built in the 1860s for the Howard family's carriage making and blacksmith businesses, which continued in operation into the 1890s. Number 125 became the office and printing shop of the *Streetsville Review* newspaper until 1985. The upper storey was used by the Forester's Lodge. Number 127 became a residence and then was converted to a restaurant in the 1960s.

16. WILLIAM GRAYDON JR. HOUSE & SHOEMAKER'S SHOP (c.1854) 85 Queen Street S.

William Graydon Sr., a stonemason, built this house for William Jr. and wife Elizabeth Wright. The small brick garage was William Jr.'s shoemaking shop. In 1910, a Chinese laundryman, Joe Cong, was murdered in this building. For many decades the property was home to the Farrell family. The exterior of the building has been painted, hiding the red brick. It is now used as a community Police Station.

17. ONTARIO STREET

For many years the Hyde family operated their commercial and industrial enterprises along this street. Their interests included the Ontario Flour Mills, a stave factory, cooperage, saw mill, a general store called the "Ontario Warehouse", and the 3-storey Reciprocity Hotel. Some mill ruins remain along the Credit River, and served as the foundation of the former municipal power plant.

18. TRINITY ANGLICAN CHURCH (Founded 1841) 69 Queen Street S.

Reverend Robert Macgeorge was not only the first rector of the newly formed Anglican congregation but he also served as the first editor of the village newspaper. The cornerstone for the church was laid in 1842 by Bishop Strachan and the bricks used in its construction were donated by "Commodore" Henry Rutledge and made from the clay on his farm. The Bamford brothers, members of the congregation, were contracted to build the tower addition in 1876. Parish Hall additions were added to the south in 1931 and in the 1960s. On April 26th, 1998 the original church burned. The congregation built a new building which opened in 2000, incorporating some of the features of the historic church.

19. LOYAL ORANGE LODGE (c.1855) 47 Queen Street S.

Streetsville was once aptly described as the "hotbed of Orangeism" in Peel. William and John Graydon built this meeting hall for the Orangemen. The two-storey, gable-roofed rectangular building features the dichromatic brickwork seen in many public buildings of the era. Its imposing appearance, with heavy cornice and decorative details is evidence of the importance of the organization within the community.

20. JOHN GRAYDON HOUSE (c.1865) 62 Queen Street S.

John Graydon built and owned this impressive house. John was a prominent businessman, a devout Methodist, and many of the buildings he constructed in the village remain to this day. John served as a Councillor on the Village Council, Reeve, member of the Streetsville Methodist Church Board of Trustees, Justice of the Peace and was a member of the public school board for thirty years. He was also appointed as Peel County Warden in 1897. The projecting centre bay, buff brick trim, and the decorative vergeboard are the most prominent remaining features of the building.

21. CREDIT VALLEY RAILWAY STATION (c.1879) 78 William Street

Streetsville suffered a blow during the 1850s when it was bypassed by a railway line that was being constructed in the region. When residents finally received a railway link, in 1879, it was almost too late for the Village to regain its earlier prosperity. In 1914 the station was moved from its original location by horse-drawn cart. Unlike many early stations painted "railway red", the CVR station has always been white, which adds to its clean, romantic appearance. The turret was both a practical and stylistic element. It provided a clear view of the tracks in both directions, and served as an office for the telegraph operator.

22. MINERVA'S BOWER (c.1832) 158 Queen Street South S.

United Empire Loyalist John Barnhart built this frame house in 1832 as a wedding gift for his daughter Minerva and her husband William H. Paterson. Minerva operated a school for young ladies here. The modern veneer of brick hides the original character of the building.

23. Former TOWN HALL & COURTHOUSE (c.1844) 161 Church Street

The ground floor of this building was built to serve as the Township of Toronto's municipal offices and courthouse. The cellar housed a small jail cell. In 1858 when Streetsville was incorporated as a village, the building became the Town Hall. It continued to serve this purpose until 1939. When the building was converted into a residence and photography shop in the mid twentieth century, the owners added a second storey.

HERITAGE MISSISSAUGA

A Heritage Tour

Streetsville

North Section

The Village in the City

1820 STREETSVILLE

A GLIMPSE INTO THE PAST

A walk through Streetsville will show how this "village in the city" remains a strong commercial and industrial centre. Streetsville offers a unique chance to stroll through streetscapes that have remained relatively unchanged for over a century. Streetsville is home to the largest concentration of historic buildings in the City of Mississauga, many of which have served many different purposes over the years.

www.heritagemississauga.com
www.mississauga.ca/heritagefour
Streetsville Historical Society

As noted in the Historical Significance John Graydon is noted as residing at 62 Queen Street South, built circa 1865.

RATING SYSTEM
E - Excellent
VG- Very Good
G - Good
F - Fair
L - Low

Municipal Address: 46 Queen Street South, Streetsville, Mississauga, ON | Date: Nov. 26, 2012 | Evaluator: Alexander Temporale B.Arch, O.A.A., F.R.A.I.C., C.A.H.P.

HISTORICAL VALUE OR ASSOCIATIVE VALUE			Grade			Rationale
1. Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	L	Of the individuals who tenanted the property only Ephraim Evans went on to be a moderately successful businessman in the Streetsville area but not until after he left the property. John Graydon is noted as owning the land that makes up the properties of 44 and 46 Queen Street but tax assessment records indicate he rented the property and did not live on it. Ephraim Evans was a farm labourer while a tenant. He marries and eventually leaves and becomes a small entrepreneur renting out a steam engine to farmers. Evans earns enough to relocate the railway station to become the location for his home and business on William Street.
2. Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L	Is associated with small business activity in the Streetsville on Main Street.
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L	Has no direct association with a theme or belief that is significant to Streetsville.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L	Does not yield any information that contributes to an understanding of the community.
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L	Smaller main street building not designed by notable architect.
DESIGN OR PHYSICAL VALUE			**Grade**			**Rationale**
6. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	F	L	The building style is not rare and better preserved examples exist. The poorly designed additions, low cost materials and the lack of maintenance have negatively impacted the original building and its heritage value.
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L	Does not display a high degree of craftsmanship or artistic merit.
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L	Does not demonstrate a high degree of technical or scientific achievement.
CONTEXTUAL VALUE			**Grade**			**Rationale**
9. Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	L	Small scale of the two structures creates a visual void in the street in contrast to the much larger buildings at 48 and 42 Queen Street South.
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L	The building has no significant link to its surroundings. It actually detracts from the streetscape.
11. Is a landmark.	E	VG	G	F	L	The nearby Graydon House and the Trinity Anglican Church act as the landmarks in the area.

RATING SYSTEM
E - Excellent
VG- Very Good
G - Good
F - Fair
L - Low

Municipal Address: 44 Queen Street South, Streetsville, Mississauga, ON | Date: Nov. 26, 2012 | Evaluator: Alexander Temporale B.Arch, O.A.A., F.R.A.I.C., C.A.H.P.

HISTORICAL VALUE OR ASSOCIATIVE VALUE			Grade			Rationale
1. Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	L	Of the individuals who tenanted the property only Ephraim Evans went on to be a moderately successful businessman in the Streetsville area but not until after he left the property. John Graydon is noted as owning the land that makes up the properties of 44 and 46 Queen Street but tax assessment records indicate he rented the property and did not live on it. Ephraim Evans was a farm labourer while a tenant. He marries and eventually leaves and becomes a small entrepreneur renting out a steam engine to farmers. Evans earns enough to relocate the railway station to become the location for his home and business on William Street.
2. Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L	Is associated with small business activity in the Streetsville area.
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L	Has no direct association with a theme or belief that is significant to Streetsville.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L	Does not yield any information that contributes to an understanding of the community.
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L	Smaller main street buildings of this period were not designed by notable architects.
DESIGN OR PHYSICAL VALUE			**Grade**			**Rationale**
6. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	F	L	The building is a simple one storey flat roof building finished in stucco. It has no discernible heritage value.
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L	Does not display a high degree of craftsmanship or artistic merit.
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L	Does not demonstrate a high degree of technical or scientific achievement.
CONTEXTUAL VALUE			**Grade**			**Rationale**
9. Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	L	The loss of the building would not negatively affect the character of the street. The building is obscured from view of the street by trees and much larger, better maintained and better designed buildings, such as 48 Queen Street and the Graydon House, have a bigger visual impact on the street.
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L	The building has no significant link to its surroundings. It actually detracts from the streetscape.
11. Is a landmark.	E	VG	G	F	L	The nearby Graydon House and the Trinity Anglican Church act as the landmarks in the area.

SUMMARY

In the opinion of Alexander Temporale the two buildings are not of significant heritage value and are not worthy of designation. In addition their removal from the streetscape will not negatively impact the adjacent properties but in fact shall remove two buildings out of scale and character to the neighbouring properties. No mitigating measures are therefore required; however, future construction should not detract from the heritage value of the neighbouring Graydon House.

Note: Photos in this section were taken during site visit, October 10 2012

EXTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

South elevation of 46 Queen Street South. The building is clad in a white aluminum siding. It has a gable roof with a central gable on the east elevation.

A small addition and picture window on the front detracts from the original symmetry of the east elevation.

EXTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

North elevation of 46 Queen Street South.

The eavestrough on the one story addition at the back is damaged.

Where the aluminum cladding and chipboard materials have been pulled away in some locations around the base of the building a rubble stone masonry wall can be seen.

EXTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

Western elevation of 46 Queen Street South is dominated by the one storey addition which, as seen in this photos, has an almost flat roof. As seen in these photos the main roof is clad in asphalt shingles in very poor condition.

A small shed can be found at the rear of the property. Site is overgrown.

EXTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

The existing windows are wood with sections of the frame clad in aluminum .

The wood components of the windows are in poor condition.

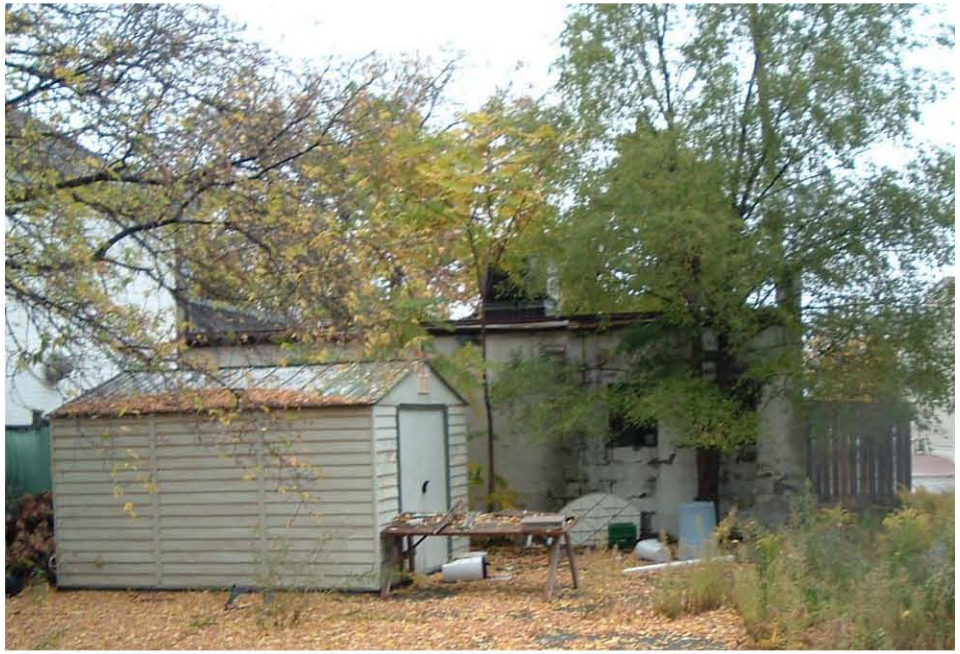
EXTERIOR PHOTOS OF 44 QUEEN STREET SOUTH

East elevation of 44 Queen Street South.

South elevation of 44 Queen Street South. The building is a simple one storey, masonry structure with a flat roof. The entrance to the building is on the southeast corner facing 46 Queen Street South.

EXTERIOR PHOTOS OF 44 QUEEN STREET SOUTH

West elevation of 44 Queen Street South. A simple metal shed with gable roof is located immediately behind the building.



North elevation of 44 Queen Street South.

EXTERIOR PHOTOS OF 44 QUEEN STREET SOUTH

As can bee seen in these three photographs there has been damage to the masonry structure. The parging is breaking apart, the mortar joints have significantly deteriorated in areas and the bricks, where exposed to water, are spalling.

The lintel above this window is rusting.

Note: Photos in this section were taken during site visit, October 10 2012

INTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

GROUND FLOOR

As can be seen in this photograph most of the interior finishes have been removed. Most of the finishes left are not original to the building. The wall clad in wood siding marks the end of the original house and the start of the addition.

This section of wall appears to have been lath and plaster but most of the interior walls in the building appear to be clad in drywall. A stove pipe hole between the room can be seen highlighted in the photo below.

INTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

GROUND FLOOR

The building was structured in conventional wood framing

This wood siding located on what would have been one of the exterior walls of the original house appears to be original. Unfortunately it has been damaged overtime during the construction of the additions and most recently the demolition and removal of the interiors.

INTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

GROUND FLOOR

The recent addition on the east side of the building has no heritage value and the floor slopes away from the original building.

These stairs provide access from the first floor to the second floor. As previously noted the entrance to the stairs from the front opens directly onto the first three steps.

Above the t-bar drop ceiling water damage was visible.

INTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

SECOND FLOOR

Second floor, like the ground floor, contained little in the way of heritage value.

The roof structure is conventional wood framing, as shown in this photograph.

As earlier noted the item of main interest here is the single hung wood sash window with the arched top sash.

Like the rest of the building the second floor is finished in low cost materials.

INTERIOR PHOTOS OF 46 QUEEN STREET SOUTH

BASEMENT

The basement is utilitarian and appears to have only ever been used for storage. The walls of the basements are rubble stone construction and a combination of logs and rough hewn beams support the floor above.

INTERIOR PHOTOS OF 44 QUEEN STREET SOUTH

All the finishes in 44 Queen Street South are of modern low cost materials. As noted earlier the building appears to have been used as a garage and photos show this to be the case until sometime after 1978.

The interior walls are clad in drywall, the ceiling is a t-bar drop ceiling throughout the building.

Cabinetry and fixtures are basic and cheap.

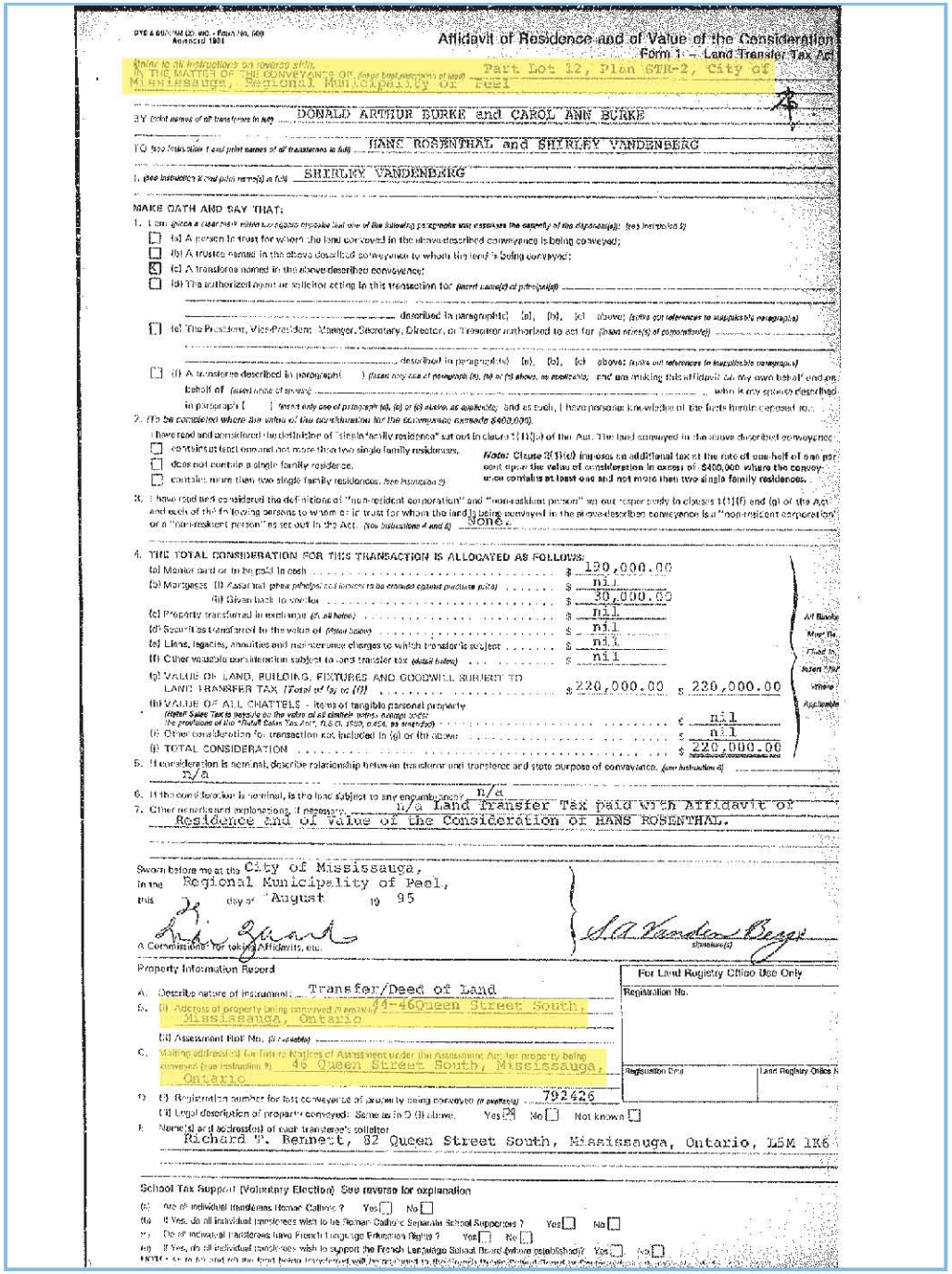
INTERIOR PHOTOS OF 44 QUEEN STREET SOUTH

The roof structure consists of wood decking on top of wood joists.

At some point the building has suffered from water leaks as demonstrated by the water damage to the ceiling tiles.

It appears that mould growth has started in a few locations.

APPENDIX



Affidavit of Residence and of Value of the Consideration
Form 1 – Land Transfer Tax Act

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (briefly describe land): Part Lot 12, Plan STR-2, City of Mississauga, Regional Municipality of Peel

BY (print names of all transferors in full): DONALD ARTHUR BURKE and CAROL ANN BURKE

TO (see instruction 1 and print names of all transferees in full): HANS ROSENTHAL and SHIRLEY VANDENBERG

I, (see instruction 2 and print name(s) in full): SHIRLEY VANDENBERG

MAKE OATH AND SAY THAT:

1. I am (place a check mark in the appropriate box to indicate that one of the following paragraphs best describes the capacity of the deponent(s)): (see instruction 3)
   - [ ] (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
   - [ ] (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
   - [x] (c) A transferee named in the above-described conveyance;
   - [ ] (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____ described in paragraph(s) (a), (b), (c) above; (strike out reference to inapplicable paragraph(s))
   - [ ] (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) _____ described in paragraph(s) (a), (b), (c) above; (strike out reference to inapplicable paragraph(s))
   - [ ] (f) A transferee described in paragraph( ) (insert only one of paragraph (a), (b) or (c) above, as applicable); and as such, I have personal knowledge of the facts herein contained in:
2. (To be completed where the value of the consideration for the conveyance exceeds $400,000).
   I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above described conveyance
   - [ ] contains at least one and not more than two single family residences.
   - [ ] does not contain a single family residence.
   - [ ] contains more than two single family residences. (see instruction 5)

   Note: Clause 2(1)(c) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of $400,000 where the conveyance contains at least one and not more than two single family residences.
3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" as our respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 6) None.
4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Money paid or to be paid in cash	$ 190,000.00	
(b) Mortgages (i) Assumed (show principal only if property to be conveyed subject to mortgage)	$ nil	
(ii) Given back to vendor	$ 30,000.00	
(c) Property transferred in exchange (if, all below)	$ nil	
(d) Securities transferred to the value of (fair value)	$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	$ nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	$ 220,000.00	$ 220,000.00
(h) VALUE OF ALL CHATTELS - Items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)		$ nil
(i) Other consideration for transaction not included in (g) or (h) above		$ nil
(j) TOTAL CONSIDERATION		$ 220,000.00

All Blanks Must Be Filled In. Insert "N/A" Where Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 4) n/a
6. If the consideration is nominal, is the land subject to any encumbrance? n/a
7. Other remarks and explanations, if necessary: n/a Land Transfer Tax paid with Affidavit of Residence and of Value of the Consideration of HANS ROSENTHAL.

Sworn before me at the City of Mississauga, in the Regional Municipality of Peel, this 28 day of August 19 95

A Commissioner for taking Affidavits, etc.

Signature(s)

Property Information Record

A. Describe nature of instrument: Transfer/Deed of Land

B. (i) Address of property being conveyed (if applicable): 44-46Queen Street South, Mississauga, Ontario

(ii) Assessment Roll No. (if available)

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7): 46 Queen Street South, Mississauga, Ontario

D. (i) Registration number for last conveyance of property being conveyed (if available): 792426

(ii) Legal description of property conveyed: Same as in D (i) above. Yes [x] No [ ] Not known [ ]

E. Name(s) and address(es) of each transferee's solicitor: Richard T. Bennett, 82 Queen Street South, Mississauga, Ontario, L5M 1K6

For Land Registry Office Use Only

Registration No.

Registration Date | Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

(a) Are all individual transferees Roman Catholic? Yes [ ] No [ ]

(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes [ ] No [ ]

(c) Are all individual transferees have French Language Education Rights? Yes [ ] No [ ]

(d) If Yes, do all individual transferees wish to support the French Language School Board where established? Yes [ ] No [ ]

NOTE: If no to (b) and (d) the land being transferred will be assessed in the Roman Catholic Separate School Support Class.

Affidavit of Residence and of Value of the Consideration
Source: Peel Land Registry Office #43 Records

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #43

13128-0189 (LT)

PAGE 1 OF 4
PREPARED FOR JASON TRUELOVE
ON 2012/10/18 AT 10:32:44

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 12 PL STR2 STREETSVILLE , AS IN RO1097507; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13128-0391

PIN CREATION DATE:
1999/02/22

OWNERS' NAMES
2334590 ONTARIO CORP.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/09/24 ON THIS PIN					
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/02/22					
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1999/02/22 **					
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.				
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**	CONVENTION.				
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO LAND TITLES: 1999/02/23 **					
RO1097507	1995/08/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	ROSENTEAL, HANS VANDENBERG, SHIRLEY
RO1097508	1995/08/30	CHARGE		*** COMPLETELY DELETED ***	PRESIDENTIAL FINANCIAL CORPORATION
RO1097509	1995/08/30	CHARGE		*** COMPLETELY DELETED ***	BURKE, DONALD ARTHUR BURKE, CAROL ANN
RO1097510	1995/08/30	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA
REMARKS: RO1097509					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Excerpt from Historical Land Registry Files - Lot 3 (1898 - 1948)
Source: Peel Art Gallery, Museum and Archives, Brampton, ON

PAGE NO. 3

LOT 3 PLAN 43R-3

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
733913	agmt.		15 11 85	THE City of Mississauga	504152 Ontario Inc.		(2) pt as in RO. 603363, 00.01 permits abutting owners to construct upon highway.
792426	Assmt		26 03 87	LOWRY Alice M.	BURKE, Donald A. BURKE, Carol A. wife		pt. lower. Bfy & Shina RD 8549' x 8.20' N3.61' x 8.6 W288' x 8.6 S702' x 8.8 160.19' to pof c. Pff A. BARRUS, Marilyn
	Deposit			see Deposit no. 7924-71			re 7161, 7912, 7913, 7914.
~~817523~~	~~Mort.~~		~~15 09 84~~	~~BURKE, Donald A. BURKE, Carol A.~~	~~The Royal Bank of Canada~~	~~100,000.00~~	~~Part as in 7924 792426 except last course NE 164.18 to pof c.~~
~~836282~~	~~Mort.~~		~~26 02 88~~	~~504152 Ontario Inc.~~	~~THE Royal Bank of Canada~~	~~$397,000.00~~	~~Part designated as pts 1,2,3 & 4 on 43R-12267~~
	Discharged by # 919845 Asst. D.			01.12.89			
~~889091~~	~~Mort~~		~~16 08 88~~	~~BURKE, Donald Arthur BURKE, Carol Anne~~	~~THE Royal Bank of Canada~~	~~150,000.00~~	~~Part as in 792426 except last course NE 164.18 to pof~~
Discharged by R019988	Asst. Dep. Land Reg.		09/09/89				
916947	Mort.		YR MTh Day 89 11 07	504152 Ontario Inc.	Coronet Trust Co.	600,000.00	Part designated as parts 1, 2, 3 & 4 on 43R-12267.
916948	Assignment		89 11 07	504152 Ontario Inc.	Coronet Trust Co.		Re: Mort. No. 916947
952114	Grant		90 10 09	504152 Ontario Inc.	ENGESSER, Dennis ENGESSER, Hanna as jt	750,000.00	Part designated as pt 1, 2, 3,&4 on 43R-12267
970926	Mort		91 05 23	ENGESSER, Dennis ENGESSER, Hanna	ZIEGLER, Wilhelm ADOLPH, Jutta on jnt acct with r of surv	$100,000.00	Part designated as pts 1,2 & 3 on 43R-12267

Excerpt from Historical Land Registry Files - Lot 3 (1898 - 1948)
Source: Peel Art Gallery, Museum and Archives, Brampton, ON

DATE PLAN REGISTERED 8 May 1856

OWNERS Hyde & Butledge

VILLAGE OF STREETSVILLE

LOTS SUBDIVIDED Pt. E½ 5, Con. 5 WHS & O.L. Part of title on Twp. Lot

SHEET NO 1

LOT NO 12

STREET (King) Queen & Henry

PLAN NO. STR-2

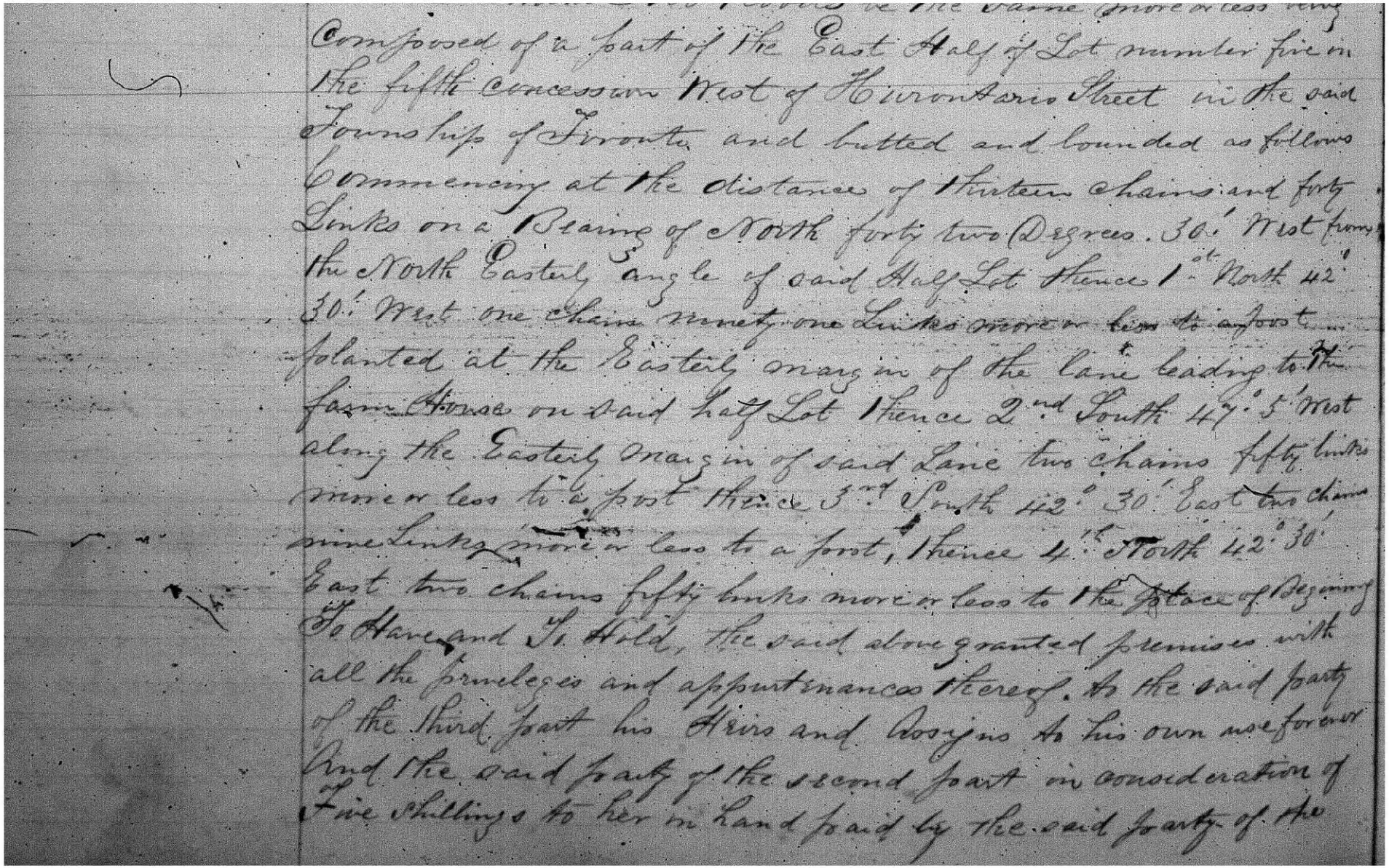
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
842	B.&S.	5 Mar.1900	14Mar.1900	John Graydon et ux	Fannie E.Graydon	1.00	26/100
10765	Grant	25Mar.1902	2 Apr.1902	Fanny E.Graydon	Charles Wylie	450.00	Part E½ 5,Con.5 W.H.S.
SEE DEPOSIT No.1094							
2192	Grant	10Mar.1945	26Mar.1945	Belle Fulton	Fred Buckingham	900.00	Part-Comm.947.43'on a bearing of N42°30'W from SE angle of Twp.Lot 5; Thence N42°30 W49.83' x 165'
2257	Grant	22Feb.1946	27Feb.1946	Julia M.Dudley	William N.Bell	1000.00	Part-Comm. 14.35½ chs. N.of SE angle Lot 5,5W Thence S47°5'W70'x330'x E70'xN30' to p. of b.
~~2258~~	~~D.M.~~	~~23Feb.1946~~	~~27Feb.1946~~	~~Mabel A.Skinner~~	~~Julia M.Dudley~~		~~Discharging No.40741~~ 25/9/67
2407	Grant	22Aug.1947	9 Oct.1947	William N.Bell et ux et al	Ernest C.Astley	1.00	C. Part 70'x30' Plan attached.
SEE DEPOSIT No.1303							
2605	Grant	12Jan1950	13Jan1950	Ernest C.Astley et ux	Howard R.Patchett & Angus V.Gallant carrying on business as "Streetsville Motors"	1.00	C. Part as in No.2407
~~2606~~	~~MORTGAGE~~	~~12Jan.1950~~	~~13Jan.1950~~	~~Howard R.Patchett et al as Streetsville Motors~~	~~Ernest C.Astley~~	~~2700.00~~	~~Part as in No.2407~~
2751	Grant	15Feb.1951	27Feb.1951	Howard R.Patchett & Angus V.Gallant as "Streetsville Motors"	Howard R.Patchett	2.00	C. Part as in No.2407
~~2852~~	~~ASST. OF MORT.~~	~~12July1951~~	~~6 Dec.1951~~	~~Ernest C.Astley~~	~~Charles E.Bowyer in trust~~	~~1.00~~	~~C. Assigning No.2606~~
2853	Grant	29Nov.1951	10Dec.1951	Howard R.Patchett	John R.Judges	2.00	C. Part as in No.2407
2856	MORTGAGE	6 Dec.1951	14Dec.1951	John R.Judges et ux	Howard R. Patchett	900.00	Part as in No.2407 Copied in full
4042 See Deposit No. 2675	Grant	14Sept1955	17Sept1955	Howard R. Patchett	Budd A. Atkins	2.00	C. Part as in No. 2407 Comm. 68'1"N of Sum E line SW 70' x SE 30' x NE 70' x NW 30' to p.
4534	Grant	5 June 1956	19 June 1956	Belle Fulton	Fred Buckingham	100	C. As Correct Rec 19a – Comm 953'3½" N of NE Corner NW 61'11" x SW 163' x SE 61' x NE 163'7¼" to p.
5239	Grant	9 Oct 1956	5 Feb 1957	Fred Buckingham	Kenneth Homsberger	2	Part Comm. 953'3½" N of SE Corner NW 61'11" x SW 163'6" x SE 61'10½" x NE 163'9½" to p.
~~5258~~	~~MORTGAGE~~	~~30 Jan 1957~~	~~30 Jan 1957~~	~~Kenneth Homsberger et ux~~	~~Melville Harden~~	~~5000.00~~	~~Part as in No. 3457~~
~~5761~~	~~D.M.~~	~~22 Apr 1958~~	~~24 Apr 1958~~	~~Charles E. Bowyer in trust~~	~~John R. Judges~~		~~Discharge~~
~~6294~~	~~MORTGAGE~~	~~19 Jan 1959~~	~~19 Jan 1959~~	~~Kenneth Homsberger et ux~~	~~Fulton Construction Co. Ltd.~~	~~5000.00~~	~~Part as in~~
					~~George Lambert~~		
6742	Grant	31 May 1959	11 July 1959	Kenneth Homsberger et ux	Fred Fulton		Part as in
~~7166~~	~~Grant~~	~~10 May 1960~~	~~10 May 1960~~	~~Budd A. Atkins et ux~~	~~Alice Dudley~~		~~Part as in No. 4042~~
~~7167~~	~~MORTGAGE~~	~~10 May 1960~~	~~10 May 1960~~	~~Alice Dudley~~	~~Budd A. Atkins~~	~~2100.00~~	~~Part~~

Excerpt from Historical Land Registry Files - Lot 3 (1898 - 1948)
Source: Peel Art Gallery, Museum and Archives, Brampton, ON

No. 291 A Memorial, to be registered of an Indenture of Bargain and Sale made the 5th day of January A.D. 1834. Bgd. Between William Gardner of the Township of Toronto in the County of Peel one of the United counties of York Ontario and Peel and province of Canada Mason of the first part Sarah Gardner of the same place wife of the said party of the first part of the second part and William Graydon of the same place Mason of the third part. Whereby the said party of the first part for and in consideration of the sum of One Hundred and forty two pounds ten shillings of lawful money of the province of Canada to him in hand paid by the said party of the ~~first~~ third part the receipt whereof is acknowledged. Did give grant bargain sell alien assign transfer release enfeoff convey and confirm unto the said party of the third part his Hrs and Assigns All and Singular that certain parcel or Tract of Land and premises situate lying and being in the Township of Toronto in the County of Peel aforesaid of the said province containing by admeasurement Two Roods be the same more or less being

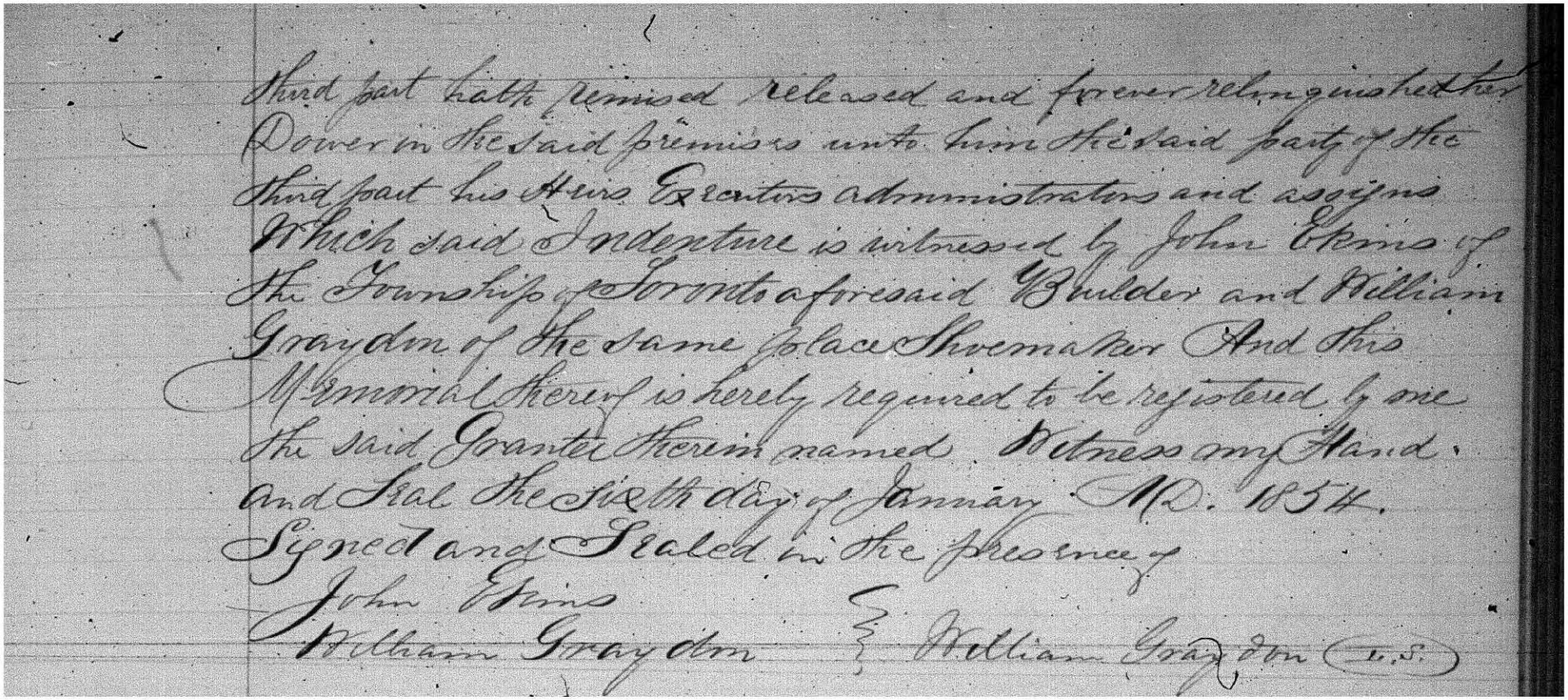
Recorded Feb. 1st 1834 at 2 o'Clock P.M.

Entry for Instrument Number 291, Toronto Township Copy Books, shows the Bargain and Sale of lands from William Gardner to William Graydon Senior
Source: Peel Art Gallery, Museum and Archives, Brampton, ON



Composed of a part of the East Half of Lot number five in
the fifth Concession West of Hurontario Street in the said
Township of Toronto and butted and bounded as follows
Commencing at the distance of thirteen chains and forty
Links on a Bearing of North forty two Degrees 30' West from
the North Easterly angle of said Half Lot thence 1st North 42°
30' West one chain ninety one Links more or less to a post
planted at the Easterly margin of the lane leading to the
farm House on said half Lot thence 2nd South 47° 5' West
along the Easterly margin of said Lane two chains fifty links
more or less to a post thence 3rd South 42° 30' East two chains
nine Links more or less to a post, thence 4th North 42° 30'
East two chains fifty links more or less to the place of Beginning
To Have and To Hold, the said above granted premises with
all the privileges and appurtenances thereof, to the said party
of the third part his Heirs and Assigns to his own use forever
And the said party of the second part in consideration of
Five Shillings to her in hand paid by the said party of the

Entry for Instrument Number 291, Toronto Township Copy Books, shows the Bargain and Sale of lands from William Gardner to William Graydon Senior
Source: Peel Art Gallery, Museum and Archives, Brampton, ON



Third part hath remised released and forever relinquished her
Dower in the said premises unto him the said party of the
Third part his Heirs Executors administrators and assigns
Which said Indenture is witnessed by John Ebens of
the Township of Toronto aforesaid Yeoman and William
Graydon of the same place Shoemaker And this
Memorial thereof is hereby required to be registered by one
the said Grantor therein named Witness my Hand
and Seal the Sixth day of January A.D. 1854.
Signed and Sealed in the presence of
John Ebens
William Graydon } William Graydon (L.S.)

Entry for Instrument Number 291, Toronto Township Copy Books, shows the Bargain and Sale of lands from William Gardner to William Graydon Senior
Source: Peel Art Gallery, Museum and Archives, Brampton, ON

No. 842

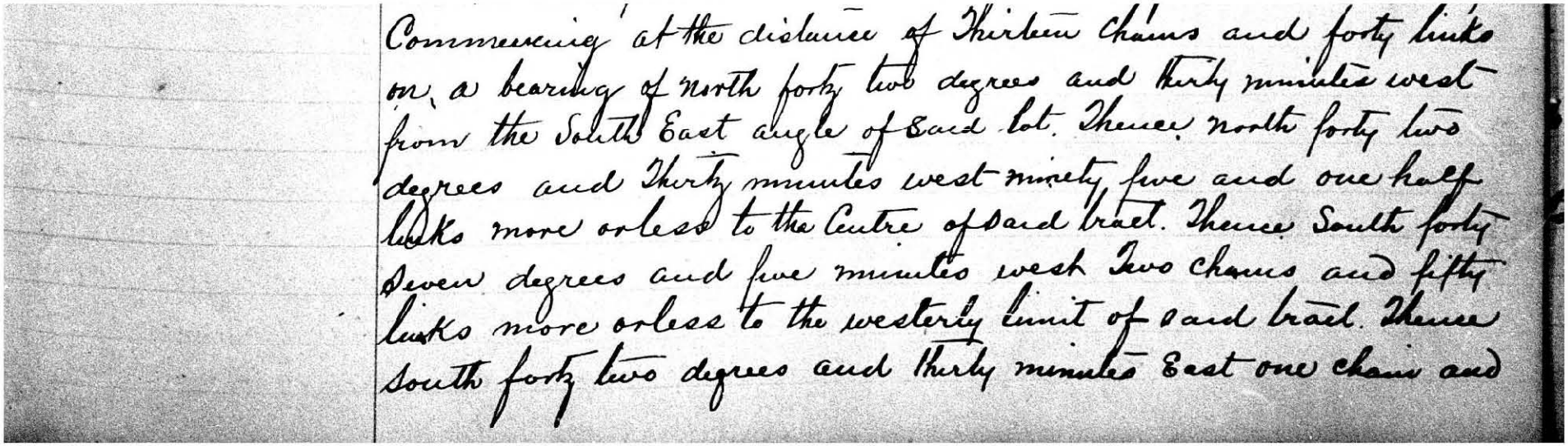
Entered & Registered this 14th day of March A.D. 1900, at 10.24 o'clock A.M.

H. Y. Sheppard
Dy: Reg:

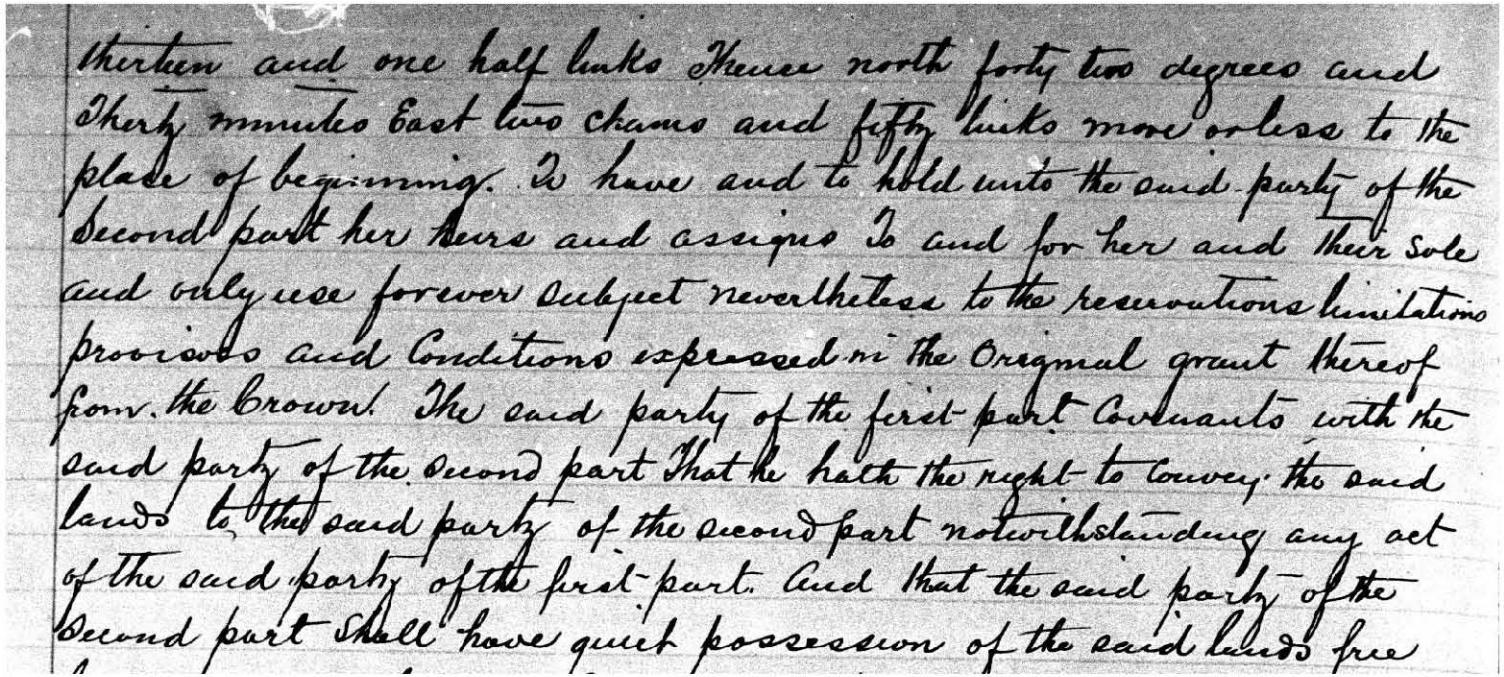
EXAMINED
31 Dec 1900
Certified True Copy.
K. J.

This Indenture made in duplicate the Fifth day of March One thousand Nine hundred In pursuance of the Act respecting Short forms of Conveyances. Between John Graydon of the Village of Streetsville in the County of Peel Contractor of the First Part, and Jannie Eliza Graydon of the same place married woman of the Second part. Witnesseth that in Consideration of the sum of One dollar of lawful money of Canada now paid by the said party of the Second part to the said party of the first part (the receipt whereof is hereby by him acknowledged) he the said party of the first part doth grant unto the said party of the Second part in fee simple All and Singular that certain parcel or tract of land and premises situate lying and being in the said Village of Streetsville in the County of Peel Containing by admeasurement Twenty six hundredths of an acre be the same more or less, being Composed of part of the East half of Lot Number five in the fifth Concession West of Hurontario street in the Township of Toronto (now in the said Village of Streetsville) more particularly described as the Southerly part of a certain tract of land Conveyed by William Gardner to William Graydon by deed dated the 6th day of January A.D. 1854 and registered on the 7th day of February A.D. 1854 (Memorial No. 291.) which said parcel or tract of land now in description is butted and bounded as follows that is to say-

Entry for Instrument Number 842, Village of Streetsville Copy Books, shows the Bargain and Sale of lands from William Gardner to William Graydon Senior
Source: Peel Art Gallery, Museum and Archives, Brampton, ON



Commencing at the distance of Thirteen chains and forty links on a bearing of north forty two degrees and thirty minutes west from the South East angle of said lot. Thence north forty two degrees and thirty minutes west ninety five and one half links more or less to the Centre of said tract. Thence South forty seven degrees and five minutes west Two chains and fifty links more or less to the westerly limit of said tract. Thence south forty two degrees and thirty minutes East one chain and



thirteen and one half links Thence north forty two degrees and thirty minutes East two chains and fifty links more or less to the place of beginning. To have and to hold unto the said party of the Second part her heirs and assigns To and for her and their sole and only use forever subject nevertheless to the reservations limitations provisions and Conditions expressed in the Original grant thereof from the Crown. The said party of the first part Covenants with the said party of the second part That he hath the right to convey the said lands to the said party of the second part notwithstanding any act of the said party of the first part. And that the said party of the Second part shall have quiet possession of the said lands free

Entry for Instrument Number 842, Village of Streetsville Copy Books, shows the Bargain and Sale of lands from William Gardner to William Graydon Senior
Source: Peel Art Gallery, Museum and Archives, Brampton, ON

from all incumbrances. And the said party of the first part Covenants with the said party of the second part That he will execute such further assurances of the said lands as may be requisite. And the said party of the first part Covenant with the said party of the second part that he hath done no act to incumber the said lands. And the said party of the first part Releases to the said party of the second part all his claims upon the said lands. In witness whereof the said parties hereto have hereunto set their hands and seals.

Signed Sealed and Delivered
In the presence of
Ed Boyd

John Graydon S.S.

County of Halton, } I Howard Wilson Boyd of the Town of Milton
To wit } in the County of Halton Esquire make oath and say:
1. That I was personally present and did see the within Instrument and duplicate thereof duly signed sealed and executed by John Graydon one of the parties thereto. 2. That the said Instrument and duplicate were executed at the Village of Streetsville in the County of Peel. 3. That I know the said party. 4. That I am a subscribing witness to the said Instrument and duplicate.

Sworn before me at the Town of
Milton in the County of Halton this
13th day of March in the year of

E. W. Boyd

Entry for Instrument Number 842, Village of Streetsville Copy Books, shows the Bargain and Sale of lands from William Gardner to William Graydon Senior
Source: Peel Art Gallery, Museum and Archives, Brampton, ON

ASSESSMENT ROLES FOR THE VILLAGE OF STREETSVILLE 1890 - 1902:

1890
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner Hugh Doherty labourer, value $625 (p.5)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80 (p.18)

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, Tenant Judson Worden labourer, value $350 (p.19)

1891
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner William Carton agent, value $625 (p.4)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80 (p.17)

Lot 12, Queen Street, 1/4 acre
Owner John Graydon (NO REFERENCE FOUND)

1892
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner Hugh Doherty labourer, value $625 (p.3)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80 (p.18)

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, Tenant Thomas Sawyers teamster, value $350 (p.18)

1895
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner William Carlton carpenter, value $625 (p.3)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, Tenant Thomas Sawyers teamster, value $350 (p.18)

1896
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner Joseph Fulton labourer, value $625 (p.6)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, (NO REFERENCE FOUND)

1897
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner Joseph Fulton labourer, value $625 (p.5)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, (NO REFERENCE FOUND)

1898
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner Joseph Fulton labourer, value $625 (p.6)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, Tenant John Grosset operator, value $450 (p.3)

1899
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner William Richardson, value $625 (p.17)

Lot 12, Queen Street, 1/5 acre
Owner Margaret Street, widow, value $80 (p.18)

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, Tenant Ephraim Evans operator, value $450 (p.6)

1901
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner William Richardson, value $625 (p.R)

Lot 12, Queen Street, 1/4 acre
Owner John Graydon, Tenant Ephraim Evans operator, value $450 (p.D)

1902
Lot 12, Corner of Queen Street and Henry Street, 1/4 acre
Owner Joseph Fulton overseer, value $625 (p.E)

Lot 12, Corner of Queen Street and Henry Street, 1/5 acre
Owner Emma Corley widow, value $80 (p.C)

Lot 12, Queen Street, 1/4 acre
Owner Charles Wylie operator, value $450 (p.W)

BIBLIOGRAPHY

REFERENCES:

Manning, Mary E., (1976), *A History of Streetsville*, revised version, Streetsville, Streetsville Historical Society.

Manning, Mary E., *Mary Manning private records*, handwritten notes on 262 and 264 Queen St. S., Streetsville, Region of Peel Archives.

Mississauga.ca - Property Information, http://www.mississauga.ca/portal/services/property

Mississauga.ca - eMaps, http://www6.mississauga.ca/eMaps

Land Registry records, Peel Land Registry Office #43

A Heritage Tour: Streetsville North Section 2012, Guided walking tour brochure, Streetsville Historical Society.

Illustrated Historical Atlas of the County of Peel, Published by Walker & Miles, Toronto, 1877.

Fire Inusrance Plan of the Village of Streetsville, 1939, Underwriters Survey Bureau Ltd., Ottawa.

Entry for Instrument Number 291, Toronto Township Copy Books, Peel Art Gallery, Museum and Archives, Brampton, ON

Entry for Instrument Number 842, Village of Streetsville Copy Books, Peel Art Gallery, Museum and Archives, Brampton, ON

Assessment Roles from 1890 to 1902 for the Village of Streetsville, Peel Art Gallery, Museum and Archives, Brampton, ON

RPA Mary Manning Collection, Box 24, file 4 (acc 1998.035), Peel Art Gallery, Museum and Archives, Brampton, ON

Streetsville Review, years 1894 to 1906, Mississauga Central Library, Mississauga ON

1901 Census of Canada, 109 Peel, Subdistrict C, Streetsville, posted on Ancestry.ca and on microfilm at the Mississauga Central Library

RESOURCES:

Anne Byard & Joane Krywko
Volunteers at the Streetsville Historical Society,
4415 Mississauga Rd., Streetsville, ON

Kyle Neill
Reference Archivist at the Region of Peel Archives
9 Wellington St. E., Brampton, ON L6W 1Y1

Canadiana Room
Mississauga Central Library
301 Burnhamthorpe Rd. W., Mississauga, ON L5B 3Y3

Ancestry.ca Library Edition
Mississauga Central Library
301 Burnhamthorpe Rd. W., Mississauga, ON L5B 3Y3

ALEXANDER TEMPORALE CV

Alexander Temporale, B.Arch., O.A.A., F.R.A.I.C, CAHP

Education
University of Toronto, B.Arch.

Background
Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. Below are other previous offices held:

Past Offices
> Jurist, 2010 Mississauga Urban Design Awards
> Chairman, Mississauga Local Architectural Conservation Advisory Committee
> Director, Visual Arts Ontario
> President, Port Credit Business Association
> Director, Brampton Heritage Board

Heritage Assessment and Urban Design Studies

> The Bowie Medical Hall Heritage Assessment, 264 Queen Street South, Mississauga
> Fred C. Cook (Old Bradford Highschool) Heritage Assessment, Simcoe County District School Board
> Harris Farm Feasibility Study, City of Mississauga
> Benares Condition Assessment Report, City of Mississauga
> Lyon Log Cabin Relocation, Oakville, Ontario
> 42 Park Avenue Heritage Assessment, Oakville, Ontario
> The Old Springer House Heritage Assessment, Burlington, Ontario
> 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
> 153 King Street West Heritage Assessment, Dundas, Ontario
> Brampton Civic Centre Study, Brampton, Ontario
> 139 Thomas Street Heritage Impact Study, Oakville, Ontario
> Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
> Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
> Binbrook Heritage Assessment, Glanbrook, Ontario
> Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
> Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage
> Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
> Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
> Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
> Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment
> 11953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
> Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
> Brampton Four Corners Urban Design Study (Stark Temporale)
> Erindale Village Urban Design Study (Stark Temporale)
> Oakville Downtown Urban Design and Site Plan Guidelines Study
> Burlington Downtown, Urban Design and Façade Improvement Study
> Burlington East Waterfront Study
> Victoria Park Square Heritage District Study, Brantford
> Bullock's Corners Heritage Conservation District Study, Town of Flamborough
> Brant Avenue Heritage Conservation District Study, Brantford
> Urban Design Guidelines for Infill Development, Town of Oakville
> 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
> Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
> Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
> Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
> St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
> OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
> Kennedy Road, Victorian Farmhouse Study, City of Brampton
> Chisholm Estate Feasibility Study, City of Brampton
> Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
> Urban Design Study Canadian General Tower Site, Oakville
> Port Credit Storefront Urban Design Study (Townpride)
> Port Credit Streetlighting Phases I and II, Lakeshore Road
> Urban Design Study for the Town of Grimsby Downtown Area
> Clarkson Village Community Improvement Study as a member of the Townpride Consortium
> Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
> Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission

> Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
> Aurora Library/Public Square Study (Townpride)
> Oakville Dorval Glen Abbey Study of High Density Residential
> Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

Partial List of Heritage Restoration Projects

> Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate
> The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
> Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
> Fergusson House Restoration, Burlington, Ontario
> Bovaird House Window Restoration, Brampton, Ontario
> Vickerman Residence Renovations Design, Oakville, Ontario
> Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
> Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
> Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)
> Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
> Port Credit Streetscape Improvements (Stark Temporale)
> Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
> Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
> St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
> McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
> Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
> Watts Residence, Late Victorian, Renovation and Addition, Brampton
> Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
> Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
> Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
> Wilcox Inn Renovations and Restoration, Mississauga
> Chappell Riverwood Estate, Restoration and Alterations Concepts for residential use
> Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
> Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
> Queen Street Store, Streetsville, exterior restoration and renovations/addition
> Atchinson Residence, Brick Late Victorian, Brampton
> Cameron Residence, Design Victorian, Brampton
> Reid Residence, Victorian Farmhouse, Caledon
> Stonehaven Farm, restoration of stone heritage building, Ajax
> National Competition: Spark Street Mall (Honourable Mention)
> Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
> Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
> Heritage Strategy for City of Brampton re Municipality owned heritage buildings.
> Greenwood Residence, 1830's Renovation/Additions, Oakville
> Reynolds Street, Heritage District 1940's Cape Cod Style Renovation/Addition, Oakville
> Gray Residence, 1940's Cape Cod Style Addition/Renovation, (twin of Reynolds Street).
> Uxbridge Museum Visitor Centre Design, Town of Uxbridge, (competition winner)