

# AGENDA



## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, DECEMBER 9, 2014 – 9:30 A.M.**

**COUNCIL CHAMBER**

**SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

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

### 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

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

**NOTE: Heritage Advisory Committee Members are encouraged to visit the properties listed on agendas prior to Committee meetings in order to gain information and context.**

CONTACT PERSON: Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk

Telephone Number: 905-615-3200, ext. 5425; Fax Number: 905-615-4181

Email Address: [mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

CALL TO ORDERAPPROVAL OF AGENDADECLARATIONS OF CONFLICT OF INTERESTDEPUTATIONS - Nil.MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting held on September 9, 2014
2. Request to Alter a Designated Part IV Property, 271 Queen Street South (Ward 11)

RECOMMENDATION FOR ADOPTION

That the property owner's request to alter a designated Part IV property, located at 271 Queen Street South (Ward 11), which is designated under section 29 of the Ontario Heritage Act be adopted in accordance with the following:

1. Should the repair of the existing windows not prove viable, their replacements with new wood materials, like for like, will be approved.
  2. Addition of new windows and doors on the south and east elevations compatible with the historic fabric of the building and the Historic Streetsville Design Guidelines, be approved.
  3. Addition of a metal fire escape on the north elevation, as per Building Code requirements, be approved.
  4. Replacing of the front metal door with a wood door be approved.
  5. Installation of new commercial signage be conditionally approved pending receipt of signage drawings.
  6. That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated November 8, 2014 from the Commissioner of Community Services.
3. Request to Alter a Heritage Designated Property, Crozier Farmhouse, (Ward 11)

RECOMMENDATION FOR APPROVAL

That the request to alter the property at 4265 Perivale Road, as described in the report from the Commissioner of Community Services, dated November 4, 2014, be approved.

4. Monthly Update Memorandum from Heritage Planning  
Memorandum dated November 14, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators for receipt.
5. 2015 Heritage Advisory Committee Meeting Dates  
Memorandum dated November 27, 2014 from Mumtaz Alikhan, Legislative Coordinator.
6. SUBCOMMITTEE UPDATES FROM CHAIRS  
  
Heritage Designation Subcommittee  
Public Awareness Subcommittee
7. INFORMATION ITEMS – Nil.

DATE OF NEXT MEETING – Tuesday, February 10, 2014 at 9:30 a.m., Council Chamber

OTHER BUSINESS

ADJOURNMENT



## **DRAFT MINUTES**

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### **HERITAGE ADVISORY COMMITTEE**

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, SEPTEMBER 9, 2014 – 9:30 A.M.**

#### **COUNCIL CHAMBER**

#### **SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

[www.mississauga.ca](http://www.mississauga.ca)

#### **MEMBERS PRESENT:**

Councillor George Carlson, Ward 11 (CHAIR)  
Councillor Jim Tovey, Ward 1 (VICE-CHAIR)  
Robert Cutmore, Citizen Member  
James Holmes, Citizen Member  
Cameron McCuaig, Citizen Member  
Michael Spaziani, Citizen Member (Left at 10:19 am)  
Matthew N. Wilkinson, Citizen Member

#### **MEMBER ABSENT:**

David Dodaro, Citizen Member  
Mohammad N. Haque, Citizen Member  
Rick Mateljan, Citizen Member  
Michelle Walmsley, Citizen Member

#### **STAFF PRESENT:**

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division  
Laura Waldie, Heritage Coordinator, Culture Division  
Greg Magirescu, Acting Manager, Culture & Heritage Planning  
Meaghan Fitzgibbon, Researcher, Culture Division  
Mumtaz Alikhan, Legislative Coordinator

CALL TO ORDER – 9:35 a.m.

APPROVAL OF AGENDA

**Approved** (Councillor J. Tovey)

DECLARATIONS OF CONFLICT OF INTEREST

None.

DEPUTATIONS

- A. Proposed New Dwelling at 1066 Old Derry Road – Alison Strickland, Partner, Strickland Mateljan Design Associates Ltd.

Ms. Strickland advised that she was before the Committee to seek input as to whether or not this proposal would meet with approval. She reviewed the details of a proposed new two-storey dwelling with a single detached garage in the rear. The original 1890 property was destroyed by fire in 2008 and the lot is currently vacant.

The Committee expressed concern that the proposal does not reflect the character of Meadowvale Village nor does the building reflect a typical Meadowvale Village home.

Ms. Laura Waldie, Heritage Coordinator, Culture Division, advised that the application would have to undergo a formal review under the site plan process by the Planning and Building Department. There are concerns with the elevation and set back, and from a general heritage conservation perspective, the proposed design differs from the rest of the Meadowvale Village dwellings.

The Chair thanked Ms. Strickland for her presentation.

HAC-0049-2014

That the Presentation by Alison Strickland, Partner, Strickland Mateljan Design Associates Ltd., with respect to the proposed new dwelling at 1066 Old Derry Road, which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be received for information.

**Received** (J. Holmes)

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting held on July 22, 2014

The Minutes of the Heritage Advisory Committee Meeting held on July 22, 2014 were approved as presented.

**Approved** (R. Cutmore)

2. Proposed Part IV Heritage Designation, Hammond Property, Cultural Heritage Landscape, 2625 Hammond Road (Ward 8)

HAC-0050-2014

That a by-law be enacted to designate the property located at 2625 Hammond Road, in its entirety under Section 29 (1) of the *Ontario Heritage Act* for its historical/associative, physical/design and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**Approved** (Councillor J. Tovey)

3. Alteration of a Designated Part V Property, 7005 Pond Street, Meadowvale Village Heritage Conservation District (Ward 11)

Martin Boeykens, Owner, spoke to Recommendation 5 in the Corporate Report from the Commissioner of Community Services dated August 27, 2014, denying the construction of an arcade roof joining the end of the dwelling to the end of the garage. He said that the main access to the house will not be used because it is not practical. He outlined four (4) options to enable the use of the side entrance instead for the Committee's consideration. Mr. Boeykens hoped that the Committee will reconsider the denial in Recommendation 5 as the objective of the proposals was to protect the side entrance from the elements.

Ms. Waldie advised that none of the proposed options meet the Zoning By-law, nor will the variance requests meet the Heritage requirements.

The Committee considered the options but felt that exceptions could not be made without jeopardising the design guidelines which do not allow the joining of the garage to the house.

#### **RECOMMENDATION**

HAC-0051-2014

That the Corporate Report dated August 27, 2014, from the Commissioner of Community Services regarding the owner's request to alter the property located at 7005 Pond Street, which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be adopted in accordance with the following:

1. That the demolition of the existing detached garage and construction of a new garage be approved;
2. That the addition of a second chimney and cooking fire be approved;
3. That the relocation of a secondary door from the south front façade to the west side of the new addition be approved;
4. That the change in slope to the primary structure's roof be approved;
5. That the construction of an arcade roof joining the end of the dwelling to the end of the garage be denied;
6. That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**Adopted** (C. McCuaig)

M. Spaziani left the meeting at 10:19 a.m.

4. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 1411 Glenwood Drive (Ward 1)

RECOMMENDATION

HAC-0052-2014

That the property at 1411 Glenwood Drive (Ward 1), which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

Approved (Councillor J. Tovey)

5. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 26 Cotton Drive (Ward 1)

HAC-0053-2014

That the property at 26 Cotton Drive (Ward 1), which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

Approved (R. Cutmore)

6. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 1470 Mississauga Road (Ward 2)

M. Wilkinson noted that Items 6, 7 and 8 on the Agenda are not part of the Mineola West Neighbourhood Cultural Landscape, but of the Mississauga Road Scenic Route.

RECOMMENDATION

HAC-0054-2014

That the property at 1470 Mississauga Road (Ward 2), which is listed on the City's Heritage Register as part of the Mississauga Road Scenic Route, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

Approved (M. Wilkinson)

7. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 2098 Mississauga Road (Ward 8)

RECOMMENDATION

HAC-0055-2014

That the property at 2098 Mississauga Road (Ward 8), which is listed on the City's Heritage Register as part of the Mississauga Road Scenic Route, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

**Approved** (J. Holmes)

8. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 1617 Blythe Road (Ward 8)

RECOMMENDATION

HAC-0056-2014

That the property at 1617 Blythe Road (Ward 8), which is listed on the City's Heritage Register as part of the Credit River Corridor Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

**Approved** (C. McCuaig)

9. 2014 Designated Heritage Property Grant Program Payment Revision Notification for 7067 Pond Street

Memorandum dated August 26, 2014 from Elaine Eigl, Heritage Coordinator. Paula Wubbenhorst, Senior Heritage Coordinator, advised that an amendment was required to the original Recommendation HAC-0026-2014 dated May 20, 2014.

RECOMMENDATION

HAC-0057-2014

That the Memorandum dated August 26, 2014, from Elaine Eigl, Heritage Coordinator, with respect to the 2014 Designated Heritage Property Grant Program Payment Revision Notification for 7067 Pond Street, be received for information, and that Recommendation HAC-0026-2014, dated May 20, 2014, be amended accordingly.

**Approved** (R. Cutmore)

10. Monthly Update Memorandum from Heritage Planning  
Memorandum dated August 25, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators for receipt.

RECOMMENDATION

HAC-0058-2014

That the Memorandum dated August 25, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators, be received for information.

**Received** (Councillor J. Tovey)

11. SUBCOMMITTEE UPDATES FROM CHAIRS

Heritage Designation Subcommittee – Nil.

Public Awareness Subcommittee – Nil.

12. INFORMATION ITEMS

- (a) New Procedure for Accessing Heritage Impact Assessments (HIAs)  
Memorandum dated August 29, 2014 from Mumtaz Alikhan, Legislative Coordinator.

Ms. Alikhan reviewed the new process. She noted that the new format for the Committee to access HIAs was slow and this was due to the colour photographs. The Committee directed staff to seek appropriate alternatives to access these documents required by Members and staff to evaluate the properties without compromising the owners' privacy.

RECOMMENDATION

HAC-0059-2014

That the Memorandum dated August 29, 2014 from Mumtaz Alikhan, Legislative Coordinator, with respect to new procedures accessing Heritage Impact Assessments for Heritage Advisory Committee Members and the public, be received, and that staff be directed to seek alternatives to provide ease of access to HIAs for Committee Members.

**Received** (C. McCuaig)

DATE OF NEXT MEETING – Tuesday, December 9, 2014 at 9:30 a.m., Council Chamber

OTHER BUSINESS

There were no other items of business.

ADJOURNMENT – 10:41 am



# Corporate Report

Clerk's Files

Originator's  
Files

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**DATE:** November 8, 2014

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: December 9, 2014

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

**SUBJECT:** **Request to Alter a Designated Part IV Property**  
**271 Queen Street South**  
**(Ward 11)**

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**RECOMMENDATION:** That the property owner's request to alter a designated Part IV property, located at 271 Queen Street South (Ward 11), which is designated under section 29 of the Ontario Heritage Act be adopted in accordance with the following:

1. Should the repair of the existing windows not prove viable, their replacements with new wood materials, like for like, will be approved.
2. Addition of new windows and doors on the south and east elevations compatible with the historic fabric of the building and the Historic Streetsville Design Guidelines be approved.
3. Addition of a metal fire escape on the north elevation, as per Building Code requirements, be approved.
4. Replacing of the front metal door with a wood door be approved.
5. Installation of new commercial signage be conditionally approved pending receipt of signage drawings.
6. That the appropriate City officials be authorized and directed to

take the necessary action to give effect thereto, as described in the Corporate Report dated November 8, 2014 from the Commissioner of Community Services.

**REPORT  
HIGHLIGHTS:**

- The owner of the subject heritage designated property seeks to convert the interior from two floors into three, plus a loft
- This conversion will alter the external window configuration but will also result in the restoration of this landmark building
- This report recommends approval of the application as set out in the Recommendation section

**BACKGROUND:**

The subject property was designated under section 29 of the Ontario Heritage Act in 1983 through designation By-law 122-83 for its architectural and historical interest. In 1875, Timothy Street transferred this property to the Old Fellows Society of Streetsville for the sum of one dollar. Later that year, the current building, the Odd Fellows Hall, was constructed where the ground floor was an assembly hall and the second floor was used as meeting space. The Odd Fellows sold the Hall in 1972. A number of businesses have operated here. However, the building has been vacant for the last several years.

On June 13, 2014, the property owner submitted a heritage property permit application including a Heritage Impact Statement (HIS) prepared by Megan Hobson to propose renovations to the interior to create commercial space on the ground floor and residential units on the second floor. (The HIS is attached as Appendix 1.) As part of these renovations, the exterior façade will be both remediated and altered. Heritage Planning staff reviewed the submission and deemed the application incomplete on June 26, 2014, as there were discrepancies found with the drawings, the content of the HIS, and the scope of work provided by the property owner on the heritage permit application form.

Architect Steve Hamelin requested that the application come to the July 22 Heritage Advisory Committee meeting despite being incomplete. In response, Heritage Planning staff suggested that the architect, property owner and heritage consultant provide a deputation to the Heritage Advisory Committee to get some preliminary feedback. The Committee recommended an on site meeting to discuss the proposal in detail.

On August 19, members of the Committee and Heritage Planning staff met on site with the owners, architect and heritage consultant. The conclusion of the meeting was for the architect to revise the drawings, supply a structural engineer's report to prove the building was structurally sound, and for the heritage consultant to revise the Heritage Impact Statement to reflect the revisions to the proposal. The revisions were submitted on October 15, 2014 and the application was deemed complete by Heritage Planning staff on October 21.

**COMMENTS:**

The property owner proposes to make the following alterations to the structure:

- Replacing all windows and doors
- Convert the interior space into both retail and residential units
- Adding a metal fire escape on the north elevation.
- Adding brick detailing on the exterior façade to hide floor plates dividing the windows
- Installation of new commercial signage.

Section 33. (1) of the *Ontario Heritage Act* states that "No owner of a property designated under section 29 shall alter or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes as set out in the description of the property's heritage attributes". The designation statement written in 1983 reads: "Contextually, the building built in 1875, is a landmark building in the historic streetscape of Streetsville's main commercial thoroughfare. The height and prominent façade further enhance the structure's placement in the historic core."

In addition, Section 33. (2) of the *Ontario Heritage Act*, states that Council may require the applicant to submit detailed plans in support of an alteration application for a designated property included on the city's Heritage Register. These plans are attached as Appendix 2.

"The Mainstreet Character Area: The Commercial Core" section of the Historic Streetsville Design Guidelines state the following when undergoing alterations to a historic building in Streetsville: "When planning changes to buildings...it is important to preserve the architectural character of the original structures and surroundings." In terms of window replacement versus repair, the Design Guidelines further states: "When repairs are not possible reproductions which duplicate the size, details, and materials of the originals are recommended." The Design Guidelines also suggest that historic

photos be consulted when reproducing windows which have been removed or altered.

It should be noted that the metal front doors are proposed to be replaced with wood doors in an attempt to return them back to their original materials and enhance the heritage character of the building from the streetscape. However, new side and rear doors would be metal in material.

As part of the conversion to residential space, one external fire exit staircase will be installed on the north side of the building. This is a requirement to meet current safety and Building Code regulations.

In order to convert the interior space from the current two storeys to three storeys plus a loft, floor plates are required to run through the middle of the windows. These floor plates will be visible from the exterior. The solution is to add brick to the exterior façade between the windows to reduce the visual impact of the floor plates. As part of the internal conversion to residential space, the east elevation proposes the addition of five new windows and one metal door, which are complementary in size to the existing windows on the front facade.

The proponent also proposes to repair the masonry surface and painting the bottom half of the front façade. Based on a restoration assessment conducted in 2006 by a heritage brick consultant, it was determined that removing the paint would damage the brick. Therefore, the recommendation was to paint the façade during restoration. Heritage Planning agrees that the front façade should be painted rather than stripped. However, staff suggest that repainting the entire front façade in a terracotta brick colour to match the other elevations, as the property is known in Streetsville as being a substantial brick landmark building.

The structural engineer's report by David Bowlby, attached as Appendix 3, concluded that the building is structurally sound and is worthy of restoration and repair. Heritage Planning staff concur that the building is worthy of restoration.


It is Heritage Planning's opinion that the alterations be recommended for approval as the proposed alterations do not detract from the designation statement or heritage attributes of the structure.

**FINANCIAL IMPACT:** There is no financial impact.

**CONCLUSION:** That the property owner's request to alter a designated Part IV property, located at 271 Queen Street South, be recommended for approval.

**ATTACHMENTS:**

- Appendix 1: Heritage Impact Statement by Megan Hobson
- Appendix 2: Structural Engineer's Report by David Bowley
- Appendix 3: Architectural Drawings by Steve Hamelin



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

*Prepared By: Laura Waldie, Heritage Coordinator*

# HERITAGE IMPACT STATEMENT



271 QUEEN STREET SOUTH, MISSISSAUGA  
Former Odd Fellows' Hall (1875)

DRAFT REPORT  
09 MAY 2014

Megan Hobson, M.A., Dipl. Heritage Conservation

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## **BACKGROUND & METHODOLOGY**

This report was prepared by heritage consultant Megan Hobson for the property owners of 271 Queen Street South as a requirement for obtaining a heritage permit for a proposed mixed-used commercial/residential development. The report is in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Statements*.

The proposed development will involve exterior and interior alterations to the former Odd Fellows' Hall constructed in 1875. (See Appendix C for Architectural Drawings) This building has served a number of uses since the Odd Fellows Lodge closed in 1956. The building has undergone several unsympathetic alterations and is currently vacant and in a poor state or repair. It is Designated under Part IV of the Ontario Heritage Act for its contextual significance in the historic village of Streetsville and has been identified as a Landmark building. (See Appendix B for By-law 122-83). A number of un-authorized alterations have been made by previous owners since its Designation in 1983. Many of the original exterior and interior features have been stripped from the building. It is currently vacant and has not been well maintained for some time.

A site visit was undertaken by Megan Hobson on June 5<sup>th</sup>, 2014 to assess and document the heritage attributes and current condition of the property. (See Appendix A for Site Photos) Historical research was carried out, including a review of relevant primary and secondary sources, and a title search to determine past ownership of the property.<sup>1</sup> (See Appendix A for Historic Images). Various stakeholders were consulted including the property owner, architect Steve Hamelin, heritage staff and archivists Matthew Wilkinson at Heritage Mississauga and Ann Byard at the Streetsville Archives. Background information including previous heritage reports and relevant planning documents were provided by Laura Waldie, Senior Heritage Planner at the City of Mississauga.

## **HERITAGE PLANNING CONTEXT**

The subject property is a Designated Heritage Property protected by the Part IV of the Ontario Heritage Act and City of Mississauga By-law Number. Mississauga's official planning policies support the Provincial Policy on cultural heritage resources which states that municipalities 'shall protect significant cultural heritage resources'. As a Designated Heritage property, a *Heritage Impact Statement* is required for any significant alteration to the building on that property. This report must be prepared by a qualified heritage consultant and meet all requirements in *Terms of Reference for Heritage Impact Statements* prepared by the City of Mississauga. This report is reviewed by Heritage Planning Staff and the Municipal Heritage Committee and a recommendation is made to Council regarding the development proposal.

The subject property is located on the east side of Queen Street South in the historic core of Streetsville, a former village that is now part of the City of Mississauga. (Appendix A; Figure 1)

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<sup>1</sup> A title search back to the original Crown grant was carried out by Chris Aplin, MCA Paralegal Services, Brampton.

This is a special policy area subject to the Historic Streetsville Design Guidelines developed to ensure that any alterations to existing buildings or new developments will enhance the historic character of the area. This area contains a significant concentration of Designated and Listed 19<sup>th</sup> century buildings. Designated heritage properties located near the subject property include: Streetsville United Church (1875) which is directly opposite at 274 Queen Street, Franklin House (c. 1850) which is located one lot over to the north at 263-65, and St. Andrew's Presbyterian Church (1868) located a short distance to the south at 295 Queen Street South. (See Appendix A; Figure 2)

## LOCATION AND SURROUNDINGS

The subject property is located on the east side of Queen Street South just south of the main commercial hub Streetsville centered around the intersection of Main and Queen. The village is located between the Credit River and the former Credit Valley Railway line now operated by Go Transit. (Appendix A; Figure 1)

Streetsville was named after Timothy Street (1777-1848) a prominent early citizen and landowner. The subject property is located on a village lot subdivided by Timothy Street (a relative) in 1856 and transferred to the Independent Order of Odd Fellows in 1875.

Queen Street is a busy commercial strip lined with small-scale buildings containing a range of businesses and services. This area is subject to the *Historic Streetsville Design Guidelines* intended to preserve the scale and character of the streetscape. The 19<sup>th</sup> century streetscape is still clearly legible. The subject property has been identified as a Landmark Building in this streetscape. (Appendix A; Figure 4 and Figure 6)

The subject property is located on a lot that is significantly larger than those associated with other commercial properties in the historic core. It is similar in scale to lots just south of core that contain buildings associated with religious or institutional uses. Like other commercial properties on Queen Street it is close to the street. (Appendix A; Figure 2)

## SITE DESCRIPTION

### **(SELECTED IMAGES INCLUDED BELOW. FOR FULL DOCUMENTATION SEE APPENDIX A; ILLUSTRATIONS)**

The subject property contains a large red brick building originally constructed in 1875 by Lodge No. 122 of the Independent Order of Odd Fellows (IOOF). The main façade is oriented to Queen Street South and consists of a three-bay symmetrical façade with an arched main entrance flanked by very tall round arched windows. There is a large double window on the 2<sup>nd</sup> floor above the main entrance with tall round arched windows on either side. The main entrance is recessed slightly in a decorative brick arch. The upper floor windows are recessed slightly in brick piers and have decorative brick paneling below the sills. (Appendix A; Figure 12)

The foundation is rubble stone (Figure 6 below) and the exterior walls consist of 4 layers of brick laid in common bond. (Figure 1 below) The brick is coal or wood fired and probably produced

locally c. 1875 when the building was originally constructed. Some older 4 over 4 wood sash windows survive (Figure 12 below) but many have been replaced with recent wood windows (Figure 13 below) or metal doors (Figure 15 below). Basement windows on the rear façade have been bricked in. The brick is generally sound but there are localized areas that are in poor condition and areas that have been rebuilt with inappropriate replacement brick, as well as areas that have been re-pointed with inappropriate mortar (Figures 3, 5, and 13 below). Corbelled brick details (x4) on the roofline appear unstable (Figure 9 below) and brick chimneys (x4) have been parged and/or partially rebuilt with a cementitious material (Figure 10 below). The original cornice has been removed and there is a simple capped brick parapet wall on the front with a shallow sloped gable roof behind. (For missing elements see Appendix A; Figure 8)

There are no other structures on the property and the building fills most of the lot. The street frontage is very narrow. There is a one and a half brick commercial building to the north, an empty lot to the south. The lot backs onto the rear of lots fronting on Church Street. There is a loading dock at the rear of the south side elevation. (Appendix A; Figures 3 and 15)

The building is currently vacant and no heating or cooling system was apparent. Several doors and windows on the ground floor are boarded but the building is unsecured due to a large hole in the masonry at the rear of the north side elevation. (Appendix A; Figure 13)

The interior contains two double-height floors and a small loft at the back. The interior appears to have been gutted by a previous owner. Some of the original plaster has survived on the exterior walls on the ground floor but large areas are missing. The plaster is approximately  $\frac{3}{4}$  inch thick and is applied directly to the brick with no lathe. There is no plaster on the lower portion of the wall suggesting there may have been wood paneling here that has been removed. (See Appendix A; Figures 31-46)

The ground floor is one large space with no partition walls. (Appendix A; Figures 31-33) The floors are narrow pine boards 2 ins wide and  $\frac{3}{4}$  in thick. An area at the back that may have contained a stage now has no floor. The basement in this area is exposed and it is currently filled with several feet of water. (Appendix A; Figure 36)

The ground floor ceiling is primarily supported by 3 modern steel I-beams that go through the exterior masonry walls from side to side. In addition, there are 2 original cast iron columns supporting 2 original wood beams that run from the front to the back of the building and are supported on the exterior masonry walls. (Appendix A; Figure 31)

The second floor appears is divided into 3 rooms; one large room across the front and a larger room with an original coved plaster ceiling in the back with a small room off to one side. With the exception of the large room in the back that still has original plaster walls on three sides and the original plaster ceiling, all other internal walls and ceilings have been removed and the studs and roof timbers are now exposed. The floors are wood with boards of varying widths 5-8 inches. (Appendix A; Figure 37-45)

There is some original millwork around windows in the large room in the back including window casings and sills. (Appendix A; Figures 44 and 45) This room contains a modern brick fireplace

and stove in the south wall and there is a modern wood stair to the loft on the north wall. (Appendix A; 39)

The loft is a small dry-walled room with a sliding glass door to the roof. The original timber roof framing has been left exposed. (Appendix A; Figure 46)

## **HISTORICAL CONTEXT**

Streetsville, located in the south-east corner of Peel County, was at one time considered the 'Queen of the County'. Streetsville reached its height of prosperity in the 1850s. This prosperity waned slightly when the town was by-passed by the Great Western Railway and Grand Trunk Railway lines in the late 1850s when Brampton rose to prominence in the County. The opening of the Credit Valley Railway (CVR) line through Streetsville in 1879 brought renewed prosperity to the town. The Odd Fellows Hall was constructed in this period of renewed prosperity. (See Appendix A; Figure 7. The 1877 County map shows the CVR Railway line passing through Streetsville)

The Independent Order of Odd Fellows (IOOF) was a fraternal society that originated in Britain. The first lodge in Canada was founded in Montreal in 1843. The first Lodge in Canada West was in Belleville, founded in 1845. Following that, lodges were established in many towns in Ontario and in 1855 the Grand Lodge of Canada West was formed. Initially the Grand Lodge had 12 local Lodges in its jurisdiction but by 1923 there were over four hundred.

The Streetsville Lodge was founded in 1847 and was therefore one of the earliest Odd Fellow lodges in Ontario and one of the earliest fraternal societies founded in Streetsville and perhaps Peel Township.

Land records indicate that a large lot in the Village that belonged to Timothy Street was transferred to the Odd Fellows Society in 1875 for a small sum of \$1.00. The Odd Fellows constructed a large brick building that contained a large public assembly hall on the main floor and a lavish meeting room for the Odd Fellows' on the upper floor. Another large room on the upper floor was used by the Farmers' and Mechanics' Institute as a library and reading room. This collection formed the basis of the Streetsville Library and was housed here until 1902 when the Streetsville Public Library moved to its own premises. (Appendix A; Figure 8)

The Odd Fellows Society was comprised of members of the professional, commercial and social elite and supported various charitable organizations that benefited poor and working class people in the community. One of the principal goals of the organization was to further public education. The public hall on the main floor served as a social, educational and cultural center for the community for many years. Various types of community events were held here including lectures, concerts, plays, dances and banquets. (Appendix A; Figure 9)

The Odd Fellows sold the hall in 1972. Subsequent owners converted it for commercial uses and removed many original features.

The chart below provides a brief chronology of the subject property:

DATE	EVENT
1822	Crown Grant of 200 acres (Lot 3, Concession 4, Township of Toronto) to William Lindsay.
1822	William Lindsay sells 100 acres to Timothy Street
1843	Independent Order of Odd Fellows (IOOF) is introduced into British North America
1847	Streetsville establishes Lodge no. 122 of the IOOF
1855	IOOF establishes the Grand Lodge of Canada West
1856	Timothy Street Registers a Plan for Building Lots in Streetsville (STR-3) Annotation on the plan reads; "N.B. This property is composed of part of Lot No. 3 (West half of same) in the 4 <sup>th</sup> Concession West of Hurontario Street Toronto Tp." 271 Queen Street West is identified on this plan as Lot no. 21. There is a blacksmith shop on the adjacent lot to the south. The plan covers an area between Queen and Church Street from Pine Street east to the division line between Lots 2 and 3. There are 49 building lots of various sizes on the plan. Lot no. 21 (271 Queen Street South) is one of the larger lots.
1876	Lot 21 (271 Queen Street South) is sold by Bennet Franklin et ux to Charles Douglas et al. (There is no record of a transfer from Timothy Street to Bennet Franklin at the Registry Office).
1877	Lot 21 (271 Queen Street South) is sold by Charles Douglas et al. to the Odd Fellows Society for \$1.00. The Odd Fellows finance construction of a large two-storey brick hall that contains a public assembly hall on the first floor and a lavish meeting room on the 2 <sup>nd</sup> floor. The Streetsville lodge is identified as Lodge No. 122 of the Independent Order of Odd Fellows.
1877	The Farmers' and Mechanics' Institute (est. 1858) moves into the Odd Fellows' Hall and occupies a large room on the 2 <sup>nd</sup> floor that served as a library and reading room until 1902. This was Streetsville's first public library.
1877	The River Park Masonic Lodge holds its meetings in the Odd Fellow's meeting room.
1902	Streetsville Library (formerly the Farmers' and Mechanic's Institute) moves out of the Odd Fellows' Hall into its own premises on land purchased from the Cunningham family.
1972	The Odd Fellows' Hall is sold by the IOOF to Susan C. Campbell.
1972	River Park Masonic Lodge that had met in the Odd Fellows' Hall since 1877 moves to new premises.
?	The Odd Fellows' Hall is converted for commercial uses. Subsequent owners make various changes to the building including; removal of architectural features from the facade such as the cornice and roofline ornaments and other stone elements, removal of the gabled architrave over the double windows on the 2 <sup>nd</sup> floor, application of commercial cladding and glazing on the ground floor, painting of the masonry on the front façade, removal of original wood sash and wood panel doors including the front door, inappropriate masonry repairs
1983	Designation under Part Iv of the Ontario Heritage Act by Corporation of the City of Mississauga By-Law 122-83 for its architectural and historical value.

**\* Title Search undertaken by Chris Aplin, MCA Paralegal Services, Brampton.**

## HERITAGE VALUE

Heritage values associated with 271 Queen Street South identified by the City of Mississauga in By-law 122-83 are contextual. (See Appendix B) Schedule A of the B-law contains a 'Short Statement of the Reasons for Designation';

Contextually, the building built in 1875, is a landmark building in the historic streetscape of Streetsville's main commercial thoroughfare. The height and prominent façade further enhance the structure's placement in the historic core.

This property does warrant Designation under Part IV of the Heritage Act. This analysis is based on provincially mandated criteria outlined in Regulation 9/06. The rationale is outlined below:

### **Compliance with Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest**

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Act if it meets one or more of the following criteria:

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.

*271 Queen Street South is a representative example of the type of building built by fraternal societies in Ontario in the last quarter of the 19<sup>th</sup> century when these societies were at the height of their influence. Due to the fact that many of its original exterior and interior features have been removed, it can not be considered a good example. It displays a moderately high degree of craftsmanship in terms of its exterior brick work and interior plaster work. It demonstrates a moderately high degree of technical achievement in terms of the large open-span interior spaces achieved through thick masonry walls and timber framing in order to accommodate large public assemblies.*

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.

*271 Queen Street South is associated with the Independent Order of Odd Fellows (IOOF), specifically Streetsville Lodge No. 122 founded in 1847 and is one of the earliest lodges in Ontario. The Streetsville Lodge is significant to the history of Mississauga because it is an example of a private fraternal societies established by local elites to provide charitable services and free public education to working class people before public institutions were well established. The physical fabric of this structure yields information that contributes to an understanding of the community and its culture because it is a large and well constructed assembly hall built and financed by private citizens for public use to benefit the community. In its original state it had an exotic and eclectic architectural style that is associated with the IOOF. Its architectural character is now somewhat diminished due to the removal of many original features including the cornice and other embellishments on the main facade. It was likely designed by a local builder or a*

*member of the lodge but this person has not been identified as of yet. It may be associated with a particular architect, artist, builder, designer or theorist who is significant to the community. It is similar to halls built in the 1870s by fraternal orders in small towns across Ontario.*

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.

*271 Queen Street South has significant contextual value as a component of the historic core of Streetsville. Individually it has considerable importance in defining the character of the area because of its scale, its eclectic High Victorian style and its use of locally produced red brick. This has been somewhat diminished by the removal of original exterior features, specifically the elaborate cornice and finials on the roofline and stone decorative details on the main façade. It is a landmark building that occupies a prominent position on Queen Street South in the historic core of Streetsville. It is part of a significant concentration of built heritage resources dating from the mid to late 19<sup>th</sup> century when Streetsville was a prosperous village in Peel County.*

In conclusion, the subject property does meet provincial criteria for individual Designation under Part IV of the Heritage Act.

## **DEVELOPMENT PROPOSAL**

The proposed development will retain the existing building envelope, restore the exterior, and rehabilitate the interior. There will be no change to the footprint or height of the existing building. Interior finishes will be removed and replaced with modern finishes.

Currently the building interior contains two double-height floors with a small loft on the third floor. The applicant proposes inserting an additional floor to divide the interior into three floors of leasable space with a small live-work in the loft area on the third floor. The interior will be reconfigured to accommodate a retail bakery on the ground floor and residential units on the upper floors.

Due to the current condition of the main façade on Queen Street, which has been subject to unsympathetic alterations by previous owners, including painting of the ground floor masonry and areas of brick replacement that do not match the original brick, the applicant proposes to paint the entire façade in a neutral colour so that the façade will be more unified in appearance.

All existing windows and doors will be removed and replaced with modern units that will be similar in style and configuration to the original 4 over 4 wood sash. The original front doors are no longer extant. The applicant proposes to replace these metal and plate glass units with a wood door that is more in keeping with the character of the original paneled door seen in early photographs of the building. These changes will improve the performance of windows and doors, provide protection from traffic noise, and provide a more unified appearance overall.

The introduction of new windows on the rear façade is necessary for the new residential units that will be located there. There are presently no windows in this façade. New masonry openings will be consistent with windows on the other facades. Since this is a rear façade close

to the back property line and backing on to the rear of properties on Church street, these changes will have no impact on any existing streetscapes.

New brickwork will be introduced on the side elevations to hide the new floor plate which will pass through the middle of the second floor windows. The new brickwork will match existing decorative brick panels on the side elevations that have a herring-bone pattern.

## **HERITAGE IMPACTS**

Heritage impacts to character defining elements are evaluated in the chart below. Character defining elements are defined as exterior features that contribute to the value of this property as a landmark heritage building within the context of Queen Street South and the historic village of Streetsville.

HERITAGE FEATURE	FIGURE No.	IMPACTS
Exterior red brick masonry, 4 layers thick and original lime mortar joints	1	<u>Minor impacts.</u> The brick will be repaired using appropriate conservation measures. The main façade on Queen Street will be re-painted with a breathable latex paint in a neutral colour. This will not cause harm to the brick and is reversible using accepted cleaning methods for heritage brick.
Decorative brickwork including herring bone panels between 1 <sup>st</sup> and 2 <sup>nd</sup> storey windows on side elevations, recessed arches around main entrance, brick piers on front and side elevations	2-5	<u>No impacts.</u> Decorative brickwork on the ground floor will be retained and repaired as required.
Rubble stone foundation	6	<u>No impacts.</u> The foundation will be repaired using appropriate conservation measures. No additional loading will be placed on this foundation since a new foundation will support the additional floors. See attached Engineering Report for further details.
Stone trim including surviving cut and hammered window sills and corner blocks at grade	7-8	<u>No impacts.</u> All stone trim will be retained.
Roofline including corbelled brick at corners	9	<u>No impacts.</u> The corbelled brick at the corners will be retained and repaired using appropriate conservation methods. The roofline will not be altered.
Odd Fellows plaque	11	<u>No significant impacts.</u> The plaque will be retained and painted in a contrasting colour to make it more visible from the ground.
Double-hung 4 over 4 wood	12	<u>Major impacts.</u> Existing wood sash windows will be

sash windows		removed and replaced with modern thermal windows. All replacement windows will be wood frame with profiles to match existing.
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Figure 1: Original exterior masonry consists of 4 layers of locally produced red brick laid in common bond. Original interior plaster is applied directly to the masonry.

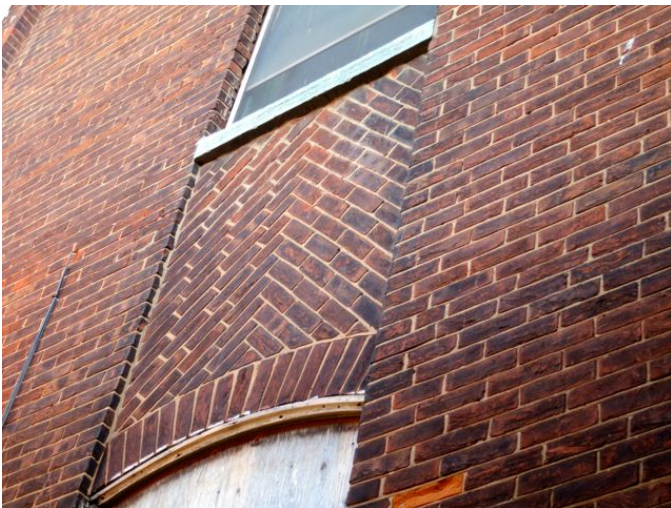


Figure 2: Original decorative brickwork, including herring-bone panels between the 1st and 2nd floor windows, will be retained.



Figure 3: Modern steel I-beam set in the exterior masonry wall. These will not be removed.



Figure 4: Original brickwork, including the recessed arch around the main entrance, will be retained.



Figure 5: Brick piers on the side elevations that probably housed stove pipes for heating the interior. Damaged brick will be repaired.



Figure 6: Original rubble stone foundation and a brick apron approx. 6 courses high with a beveled cap. The rubble stone foundation will be repaired.



Figure 7: Original cut stone sills with a hammered finish will be retained.



Figure 8: Original cut stone corner blocks at grade will be retained.



Figure 9: Original brick corbels at corners of the roofline will be repaired.



Figure 10: Original brick chimneys have been parged with a cementitious material. This will be inspected and repaired or removed.



Figure 11: Original Odd Fellows' plaque on the main façade. The plaque will be painted in a contrasting colour to make it more visible from the ground. The brick will be scraped, primed and re-painted with a breathable paint in an appropriate colour.



Figure 12: Large four over four wood sash window on the side elevation. These windows appear in the earliest photo of this building c. 1920. These windows will be removed and replaced with new units that will be similar in style and configuration.



Figure 13: Replacement window on the main facade is in poor condition. Note also the inappropriate modern brick infill and the modern stone sill. The new storefront will cover this area.



Figure 14: Original front doors have been replaced with an inappropriate metal and plate glass unit. This will be replaced with a wood frame door more in keeping with the character of the building, based on early photographs.



Figure 15: Several original windows on the ground floor have been replaced by modern metal doors for loading docks at the rear. These will be removed and replaced with new windows or doors that are similar in style and configuration to the original 4 over 4 wood sash windows.

## **DEVELOPMENT OPTIONS & MITIGATION MEASURES**

In consultation with heritage staff and members of the heritage committee, the applicant has explored various options for minimizing negative and non-reversible impacts.

An engineer was consulted to ensure that the existing masonry was sound and that all new construction was carried out in a way that there would be no adverse affects on the existing masonry envelope. A separate engineering report is included with this application, at the request of heritage staff. This report demonstrates that the structural requirements of the new development will not impact any heritage features.

The floor heights have been designed so that the floor plates will not be immediately apparent from the exterior. The second floor plate will be concealed on the side elevations by a decorative brick panel that will match existing brickwork on those elevations. On the main façade, a mezzanine level was introduced above the main entrance lobby so that the floor plate will not extend to the exterior wall above the main entrance. This allows for the full height of the arch to be unobstructed by the new floor plate. The two ground-floor windows on the main façade will be bisected by the new floor plate at the springing of the arch to minimize its impact. The new floor plate for the third floor is located behind the original sills of the second floor windows. The new floor plate for the loft area is above the top of the windows and will not be visible from the exterior.

The current condition of the main façade is poor due to the fact that the ground floor has been subject to several alterations and the upper floor has been painted. Cleaning of the brick to remove the paint was not an option, based on investigation carried out by a previous owner and submitted to heritage staff. This assessment determined that removal of the paint would cause harm to the brick and was not recommended.

The applicant initially submitted a proposal to build a new storefront of wood and affix it to the masonry. This option was presented because it was considered to be reversible, it would preserve the original masonry, and improve the visual appeal of the façade. Based on consultation with the heritage consultant, heritage staff and members of the heritage committee, this option was seen as problematic because the design of the new storefront would be conjectural. This treatment was considered inappropriate for this building since it was originally built as an assembly hall and not intended to have a storefront at street level.

A third option was presented by the applicant that is the preferred option. The main façade will be painted in a neutral colour (white/off-white) with a breathable latex paint that is appropriate for heritage masonry. Work will be carried out by a contractor with expertise in painting historic brick facades using appropriate methods and products.

This option is the recommended option; See Appendix C of this report for drawings provided by Steve Hamelin Architecture. This approach is recommended because it is reversible, will not cause harm to original masonry, and is a feasible way of unifying the façade and improving its visual appeal.

The mitigation measures proposed above have been incorporated into the development proposal submitted by the applicant and are reflected in the drawings included in Appendix C of this report.

Although interior features are not protected under the Designation, all original interior features have been identified and documented in this report as a mitigation measure prior to their removal.

No further mitigation measures are recommended.

## **CONCLUSIONS & RECOMMENDATIONS**

This property has sat vacant for some time. There are holes in the exterior envelope and the interior has been gutted. There is currently several feet of standing water in the basement at the back of the building. In order to ensure the conservation of this building it is imperative that a new use be found before further and non-reversible deterioration occurs. The proposed development that allows for commercial uses on the ground floor and residential units on the upper floors, is appropriate given the location in Historic Streetsville and its proximity to amenities and transportation.

The proposed development involves major impacts to the interior but this area is not protected by the Designation. Many of the original interior features have already been removed by previous owners. Any surviving original features are generally in poor condition and would require substantial expenditure to restore. The proposed development will repair and enhance the exterior in a manner that will not significantly impact any character defining features. Painting the façade will not cause damage to the original masonry, is reversible, and will unify the façade and hide earlier unsympathetic alterations. The revitalized façade will contribute to the historic character of the streetscape.

Therefore it is recommended that the city approve the proposed new development for 271 Queen Street South since it will allow conservation of this landmark heritage building, contribute to the economic vitality of the Historic Streetsville area, and visually enhance the streetscape.

## **QUALIFICATIONS**

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 5 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has

published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*

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Peel County Archives, PAMA (Peel Art Gallery Museum + Archives), 9 Wellington Street East, Brampton, Ontario.

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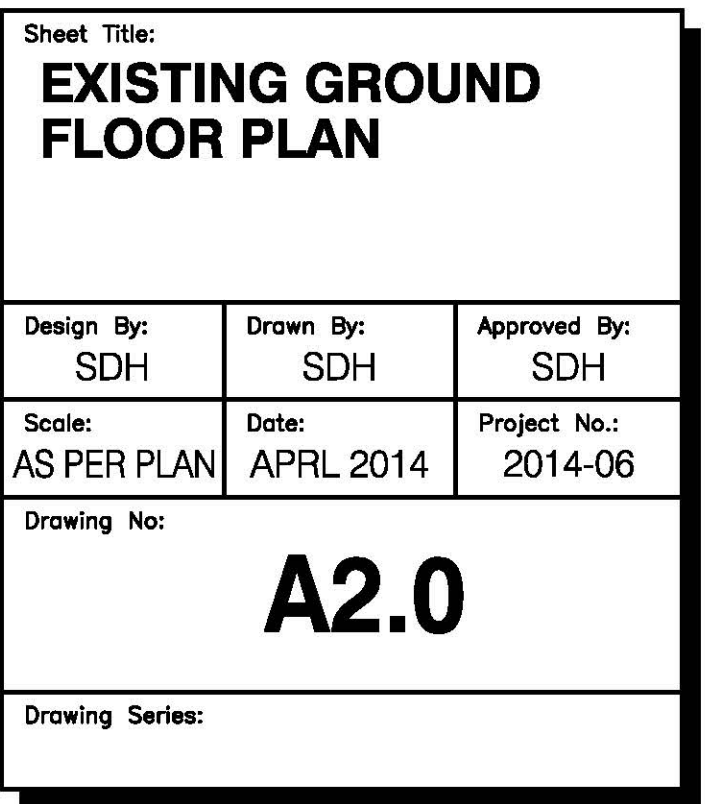
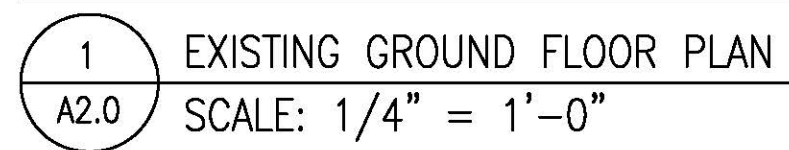
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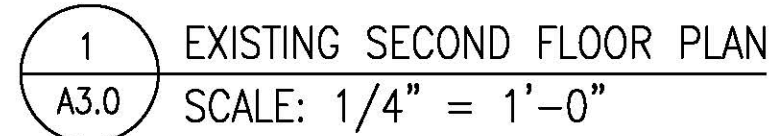
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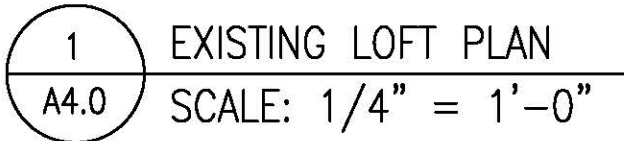
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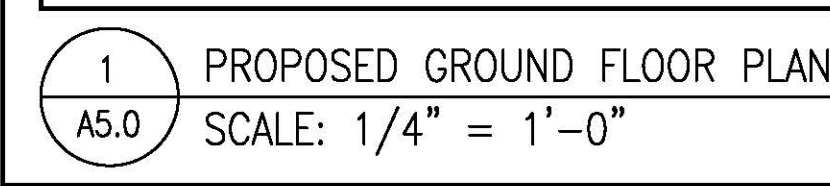
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**Note:**  
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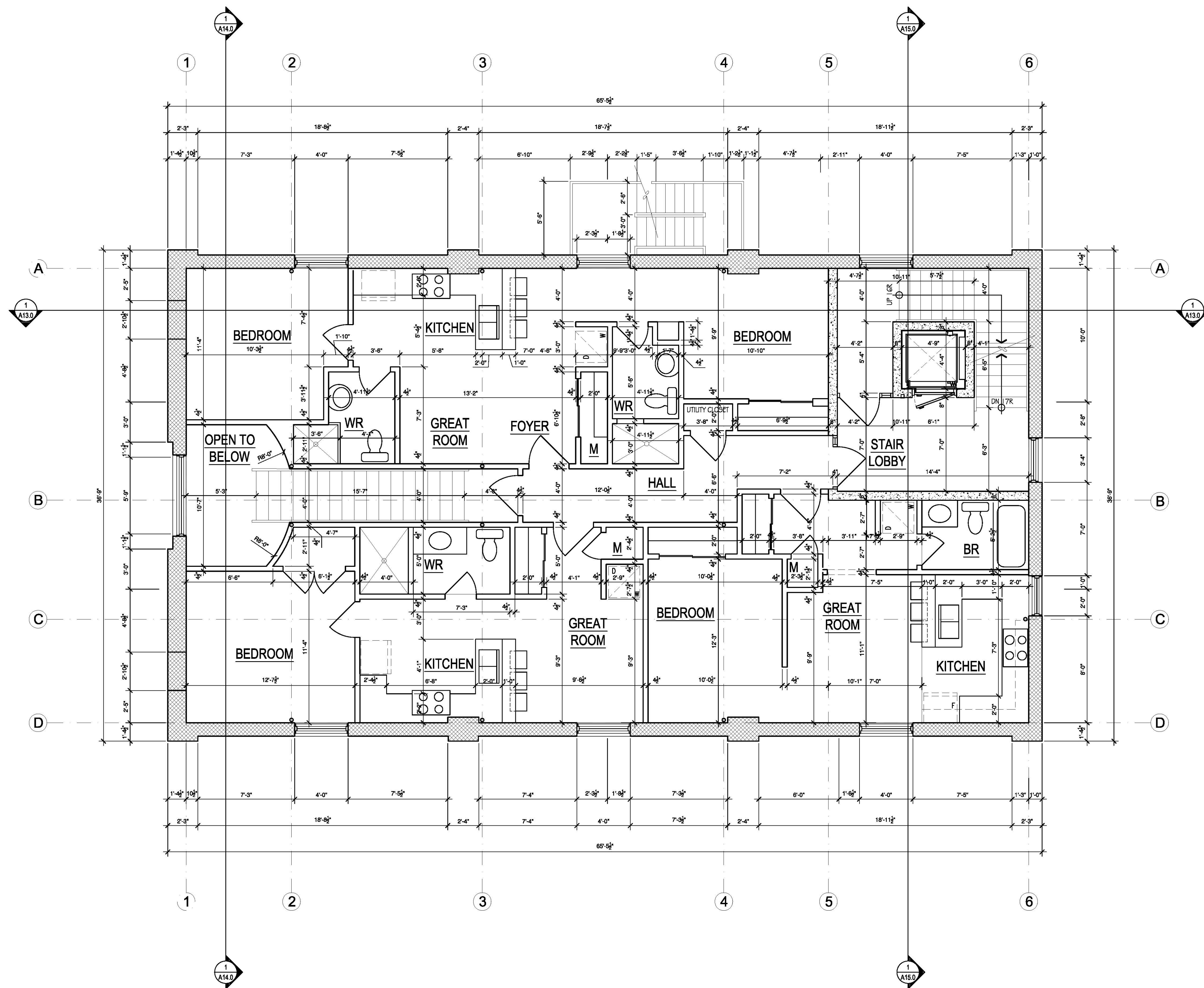
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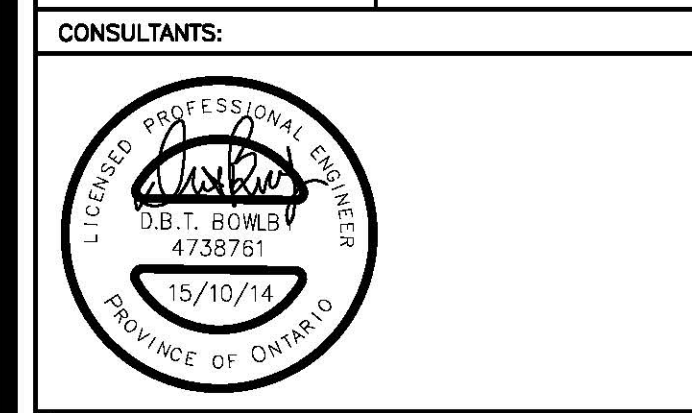
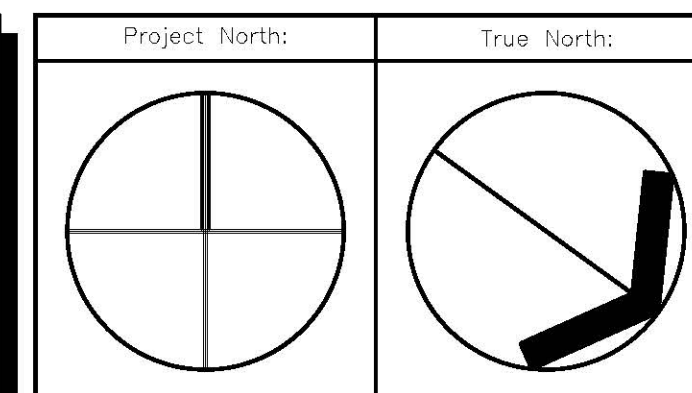
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 <h1 style="margin: 0;">STEVE HAMELIN</h1> <h2 style="margin: 0;">architecture</h2> <p style="margin: 10px 0 0 0;">phone 289.242.3394 fax 905.582.9351 www.stevehamelin.com</p>		
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PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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5	15/10/14	ISSUED TO HERITAGE COMMITTEE	DB
4	30/09/14	ISSUED TO STRUCTURAL ENGINEER	SDH
3	11/05/14	REVISED / HERITAGE COMMENTS	SDH
2	16/06/14	ISSUED FOR HERITAGE APPROVAL	SDH
1	09/04/14	ISSUED FOR CLIENT REVIEW	SDH

No.	Date	Issue/Revision	By
5	15/10/14	ISSUED TO HERITAGE COMMITTEE	DB
4	30/09/14	ISSUED TO STRUCTURAL ENGINEER	SDH
3	11/05/14	REVISED / HERITAGE COMMENTS	SDH
2	16/06/14	ISSUED FOR HERITAGE APPROVAL	SDH
1	09/04/14	ISSUED FOR CLIENT REVIEW	SDH

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**STEVE HAMELIN**  
architecture

phone 289.242.3394 fax 905.582.9351  
www.stevehamelin.com

Project:

**RENOVATION**  
271 QUEEN STREET SOUTH  
MISSISSAUGA ONTARIO

Sheet Title:

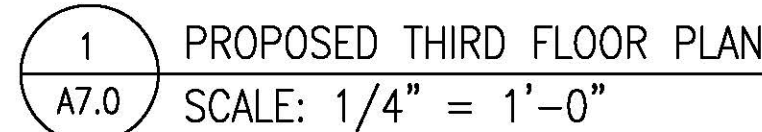
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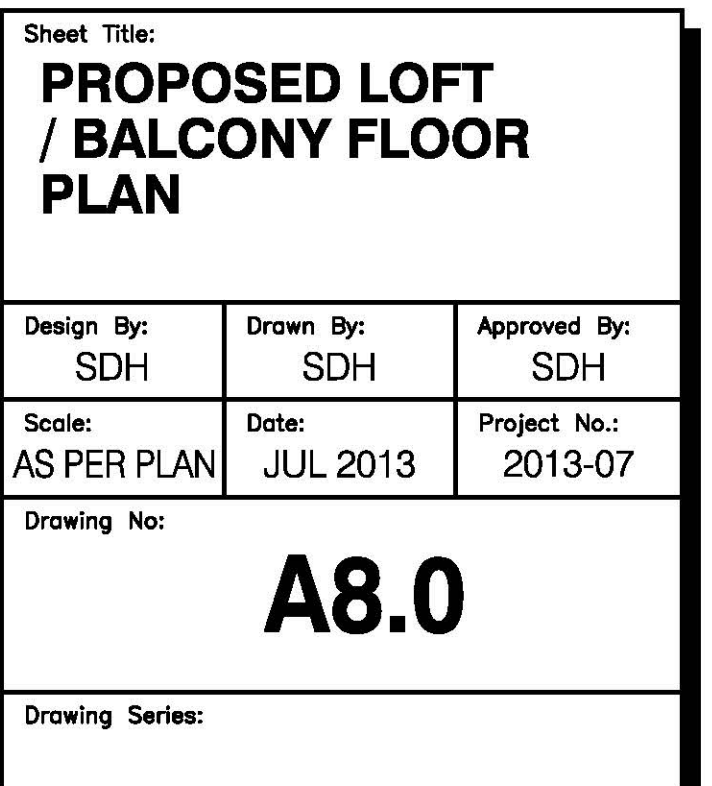
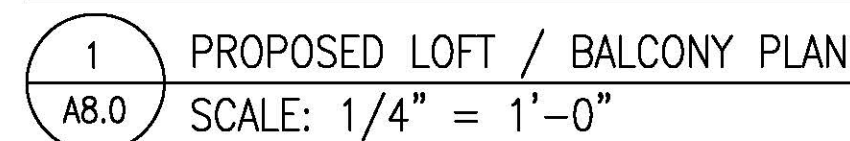
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Scale: AS PER PLAN	Date: JUL 2013	Project No.: 2013-07

Drawing No:

**A6.0**

Drawing Series:



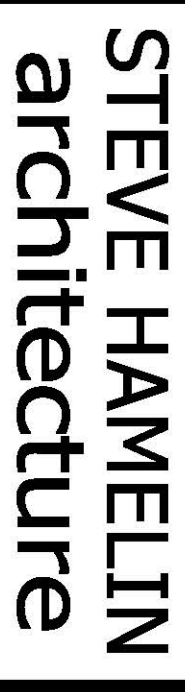


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NO USE OF THE  
CONDITIONS.

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**RENOVATION**  
271 QUEEN STREET SOUTH  
MISSISSAUGA ONTARIO

**PROPOSED  
FRONT ELEVATION**

Design By: SDH	Drawn By: SDH	Approved By: SDH
Scale: AS PER PLAN	Date: JUL 2013	Project No.: 2013-07

# A9.0



**Drawing Issues/Revisions:**

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MISSISSAUGA ONTARIO

Sheet Title:

## REAR ELEVATION

Residence No.	COLLECTOR	
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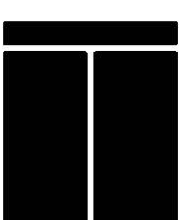
# AIO.O

Drawing Series:



### Drawing Issues/Revisions

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www.stevehamelin.com

**Project:**  
**RENOVATION**  
271 QUEEN STREET SOUTH  
MISSISSAUGA ONTARIO

Sheet Title:  
**PROPOSED  
LEFT ELEVATION**

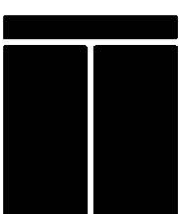
Design By: SDH	Drawn By: SDH	Approved By: SDH
Scale: AS PER PLAN	Date: JUL 2013	Project No.: 2013-07

**A11.0**

1	PROPOSED LEFT ELEVATION
A11.0	SCALE: 1/4" = 1'-0"



**Drawing Issues/Revisions:**

[illegible]

**STEVE HAMELIN**  
architecture

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[www.stevehamelin.com](http://www.stevehamelin.com)

**Project:**

**RENOVATION**

**271 QUEEN STREET SOUTH**

**MISSISSAUGA      ONTARIO**

Sheet Title:

**PROPOSED  
RIGHT ELEVATION**

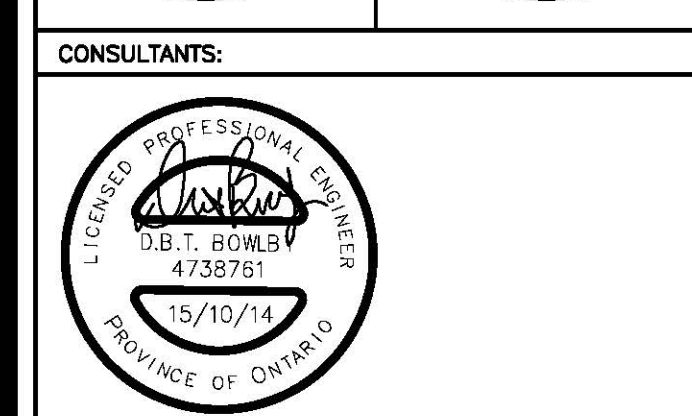
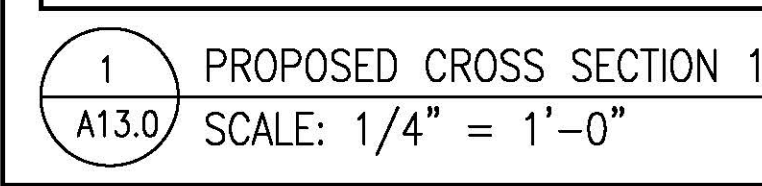
Design By:	Drawn By:	Approved By:
SDH	SDH	SDH
Scale:	Date:	Project No.:
AS PER PLAN	JUL 2013	2013-07

Drawing No:

**Drawing Series:**

# A12.0

1	PROPOSED RIGHT ELEVATION
A12.0	SCALE: 1/4" = 1'-0"



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Project:

**RENOVATION**

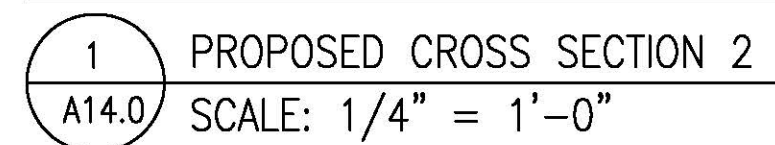
**271 QUEEN STREET SOUTH**

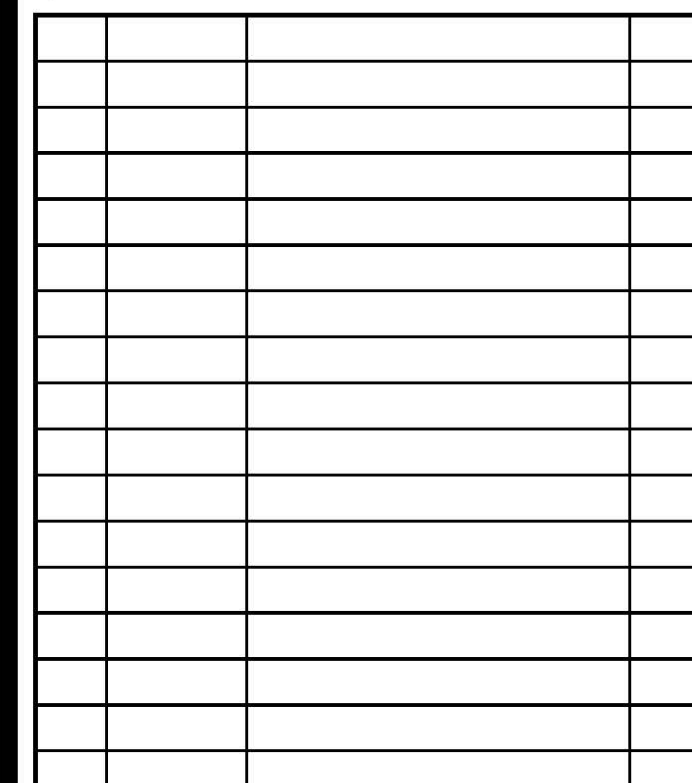
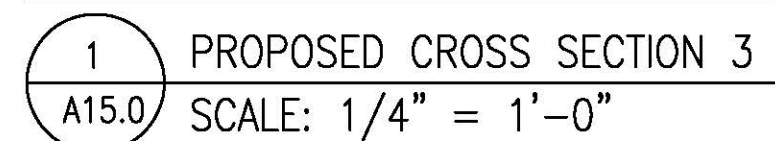
**MISSISSAUGA ONTARIO**

Design By: SDH	Drawn By: SDH	Approved By: SDH
Scale: AS PER PLAN	Date: JUL 2013	Project No.: 2013-07

Drawing No: **A13.0**

Drawing Series:





No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			



**STEVE HAMELIN**  
**architecture**

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[www.stevehamelin.com](http://www.stevehamelin.com)

Sheet Title:  
**PROPOSED  
CROSS SECTION 3**

Drawing No: **A15.0**

Drawing Series:

**David B. T. Bowlby**, P.Eng, M.B.A.

Engineering & Design Services

45 Whalen Court

Richmond Hill, Ontario L4C 9T4

905-508-9327 Phone

905-508-9329 Fax

[dbbowlby@idirect.com](mailto:dbbowlby@idirect.com)

## **Structural Report**

Project Location:	271 Queen Street, Mississauga, Ontario
Project Description:	Heritage Commercial Building Renovation
Inspection Dates:	March 3 & August 19, 2014
Inspection Findings:	<ol style="list-style-type: none"><li>1. The subject building is estimated to be around 100 years old.</li><li>2. The building is a two level free standing brick structure approx. 37 ft. wide, 66 ft. long, and 45 ft in height.</li><li>3. The building is currently vacant, but appears to have been originally designed as an assembly hall. It has been renovated numerous times for various commercial purposes.</li><li>4. The construction is solid brick with multiple chimney buttresses on each side. The wall thickness varies between 4 and 6 brick wythes.</li><li>5. The foundation is 12 inch thick field stone and mortar with an estimated depth exceeding 5 feet. There is no basement, except for a small utility area basement at the rear of the building.</li><li>6. The first floor is hardwood over decking, and is supported by joists which are notched into the foundation wall, and likely supported on central piers and footings. These details could not be seen during the inspection. The floor sits approx. 12 inches above exposed dirt, and is exposed to dampness, rodents, and insects.</li><li>7. The second floor is also hardwood over a subfloor supported by wood joists and beams. The original structure appears to have been supported by six structural posts down to foundations below the first floor. At some point, four of the posts were removed and replaced by two structural beams fabricated from steel plate and angle iron</li></ol>

riveted together. Based on the rivet construction, this was likely done at least 50 years ago. The beams are supported by the exterior brick walls.

8. The roof framing spans the 37 ft. width of the building, and does not have any interior supports. The main support elements are timber trusses spaced at 12 ft., these support 6x8 timber beams, which support 2x6 joists, roof decking, and asphalt shingles

#### Recommendations:

1. The foundation wall on all four sides appears to be stable and crack free. There is some localized damage from previous renovations, and some spalling from weather conditions. This damage can be repaired by masonry patching and mortar re-pointing. Excavating and water proofing the exterior side of the foundations is recommended.

2. The building masonry walls are generally in good condition, with no evidence of any structural cracking or settlement. There are some local areas around windows and doors that have some damage from previous renovations, and poor workmanship repairs. These should be professionally repaired and re-pointed.

3. The front façade has had numerous signs and decorative attachments over the years, which have caused minor damage to the bricks. The upper portion of the front has also been painted at some point, but all other surfaces are the original red brick. It may be difficult to remove the front paint from the brick without damage to the brick surface. It is recommended to consult a brick restoration expert to confirm if the brick can be cleaned, or if it should be repainted. Localized brick chips and mortar repairs should be done to prevent water penetration and freezing damage.

4. The first floor should be removed and replaced with a concrete slab on grade, poured on a granular backfill, with a layer of rigid insulation and a vapor barrier to prevent moisture penetration and a thermal break.

5. The existing steel beams do not meet current structural standards, and are not at the proper elevation for the proposed renovation design. It is recommended that these beams be removed, and a new internal structural steel frame design be constructed. The frame will provide lateral support for the exterior brick walls, but will not transfer any bearing load to the walls. The new steel will be independently supported by new foundations in the concrete floor slab.

3. The existing roof timber trusses and framing beams appear to be Douglas fir grade and structurally sound. There are no visual signs of water damage or wood decay to these elements. The rood joists and deck however, do show signs of water damage and decay in several locations. It is recommended that the wood truss and beams be retained, but the rest of the roof be replaced.

Conclusions:

1. The building is basically structurally sound, and worth restoring.
2. The overall condition is somewhat rundown and neglected, and there are a number of remedial repairs and reconditioning activities required to correct minor damage and prevent further degradation.
3. The building can be restored and renovated for a mixed commercial and residential use, with the recommendations made above.

Report Date:

September 5, 2014

David Bowlby, P.Eng



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Engineering & Design Services  
45 Whalen Court  
Richmond Hill, Ontario L4C 9T4  
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416-414-8347 Cell  
dbbowlby@direct.com

## INSPECTION REPORT

**Project Location:** 271 Queen Street  
Mississauga, Ontario

**Project Description:** Heritage Commercial Two Storey Building  
Inspection Of Structural Condition & Recommendations



PHOTO #1: Front Elevation



PHOTO #2: North Side Wall



PHOTO #3: South Side Wall



PHOTO #4: Rear Wall



PHOTO #5: Front Door Showing Minor Brick Damage



PHOTO #6: Typical Foundation Area Showing Some Minor Damage

David B. T. Bowlby, P.Eng, M.B.A.  
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dabbowlby@direct.com

## INSPECTION REPORT

**Project Location:** 271 Queen Street  
Mississauga, Ontario

**Project Description:** Heritage Commercial Two Storey Building  
Inspection Of Structural Condition & Recommendations



PHOTO #7: Foundation Damage From Previous Renovation



PHOTO #8: Rear Utility Basement Area. No Foundation Cracks.



PHOTO #9: Second Floor Front View



PHOTO #10: Second Floor Rear View



PHOTO #11: Roof Structure



PHOTO #12: Main Roof Truss

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dbbowlby@direct.com

## INSPECTION REPORT

**Project Location:** 271 Queen Street  
Mississauga, Ontario

**Project Description:** Heritage Commercial Two Storey Building  
Inspection Of Structural Condition & Recommendations



PHOTO #13: Local Brick Damage Around Secnd Floor Window



PHOTO #14: First Floor Supports



PHOTO #15: Front Window Previous Renovation Damage



PHOTO #16: Roof Structure, Damaged Joist & Deck



PHOTO #17: Roof Structure, Damaged Deck



PHOTO #18: Roof Asphalt Shingles



# Corporate Report

Clerk's Files

Originator's  
Files

3-1

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**DATE:** November 4, 2014

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: December 9, 2014

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

**SUBJECT:** Request to Alter a Heritage Designated Property  
Crozier Farmhouse  
4265 Perivale Road  
(Ward 6)

---

**RECOMMENDATION:** That the request to alter the property at 4265 Perivale Road, as described in the report from the Commissioner of Community Services, dated November 4, 2014, be approved.

**BACKGROUND:** The original (rear) portion of the farmhouse at the subject property was built c. 1845, the front in 1905. Additional changes have been made since that time, including the installation of an attached brick two bay garage. (Photos of this portion of the property are attached as Appendix 1.) The City designated the property under the *Ontario Heritage Act* (by-law 515-2001) in 2001.

On October 10, 2014, the property owner completed a heritage permit application to enclose the garage in order to convert it to living space. The garage doors would be replaced with three double hung windows and infill brick to match what exists. The rear (not visible from the public realm) would also be altered with new patio doors and a new window, with the existing door to be removed and filled with brick. (Elevation drawings showing the proposed changes are attached as Appendix 2.)

**COMMENTS:**

Section 33.1 of the *Ontario Heritage Act* states that “No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes [...] unless the owner applies to the Council of the municipality.”

The property is designated for its “historical, architectural and contextual significance.” The attached garage is not cited in the designation by-law. However, the garage contributes to the house’s setting, which is mentioned. The by-law states that: “The site is a reminder of the once rural setting of this property which has now been developed into a residential community. The house is retained on a large lot that provides distraction and a proper setting for the heritage structure.”

The proposed changes to the garage would not negatively impact the house’s setting. As such, Heritage Planning staff recommend that the garage conversion be approved.

**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:**

The property owner wishes to enclose an existing garage that is attached to a nineteenth century dwelling. As the changes will not negatively impact the house or its setting, the proposal should be approved.

**ATTACHMENTS:**

Appendix 1: Photos of the property

Appendix 2: Elevation drawings showing the proposed changes



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

*Prepared By: Paula Wubbenhorst, Senior Heritage Coordinator*

## Appendix 1

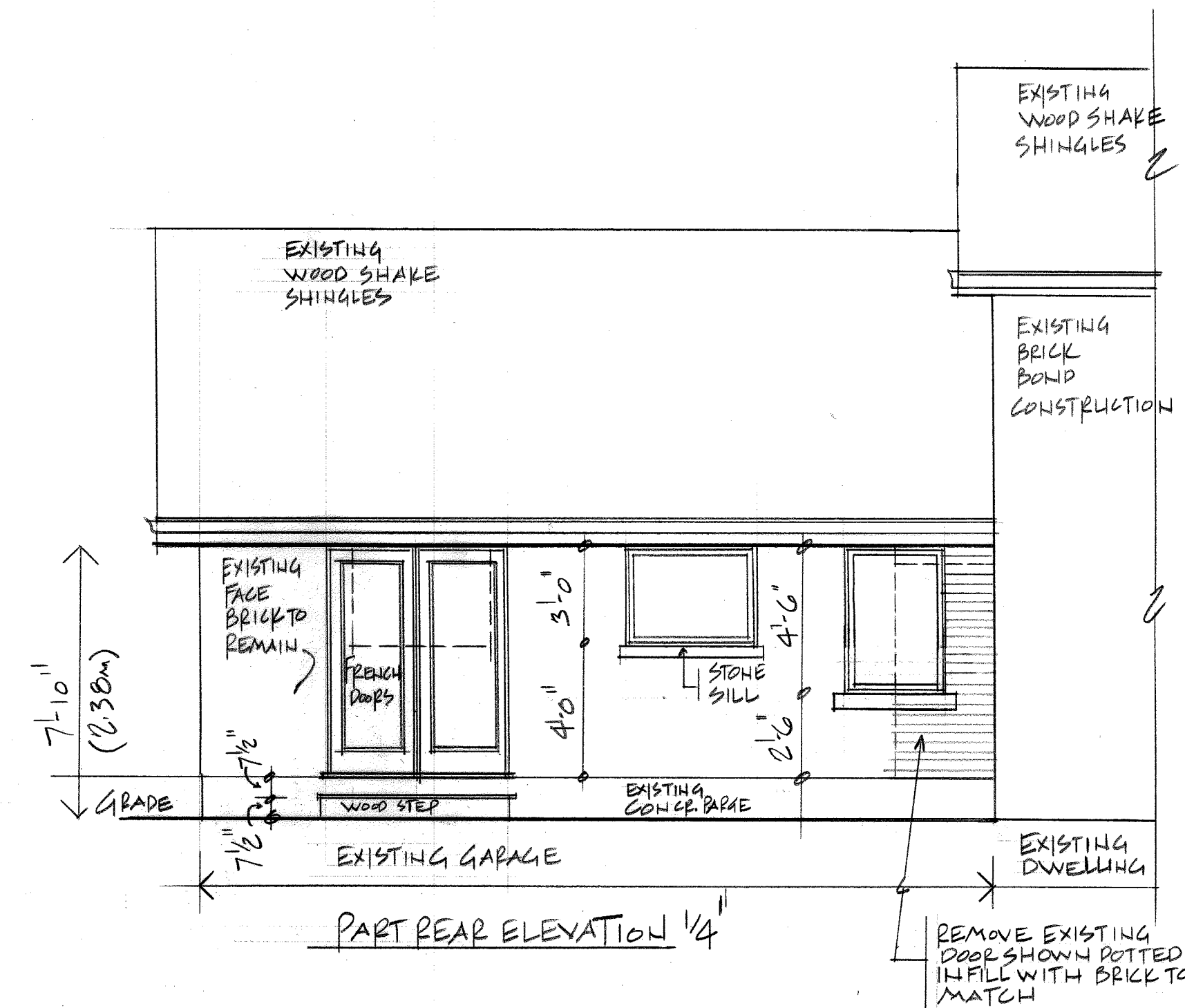
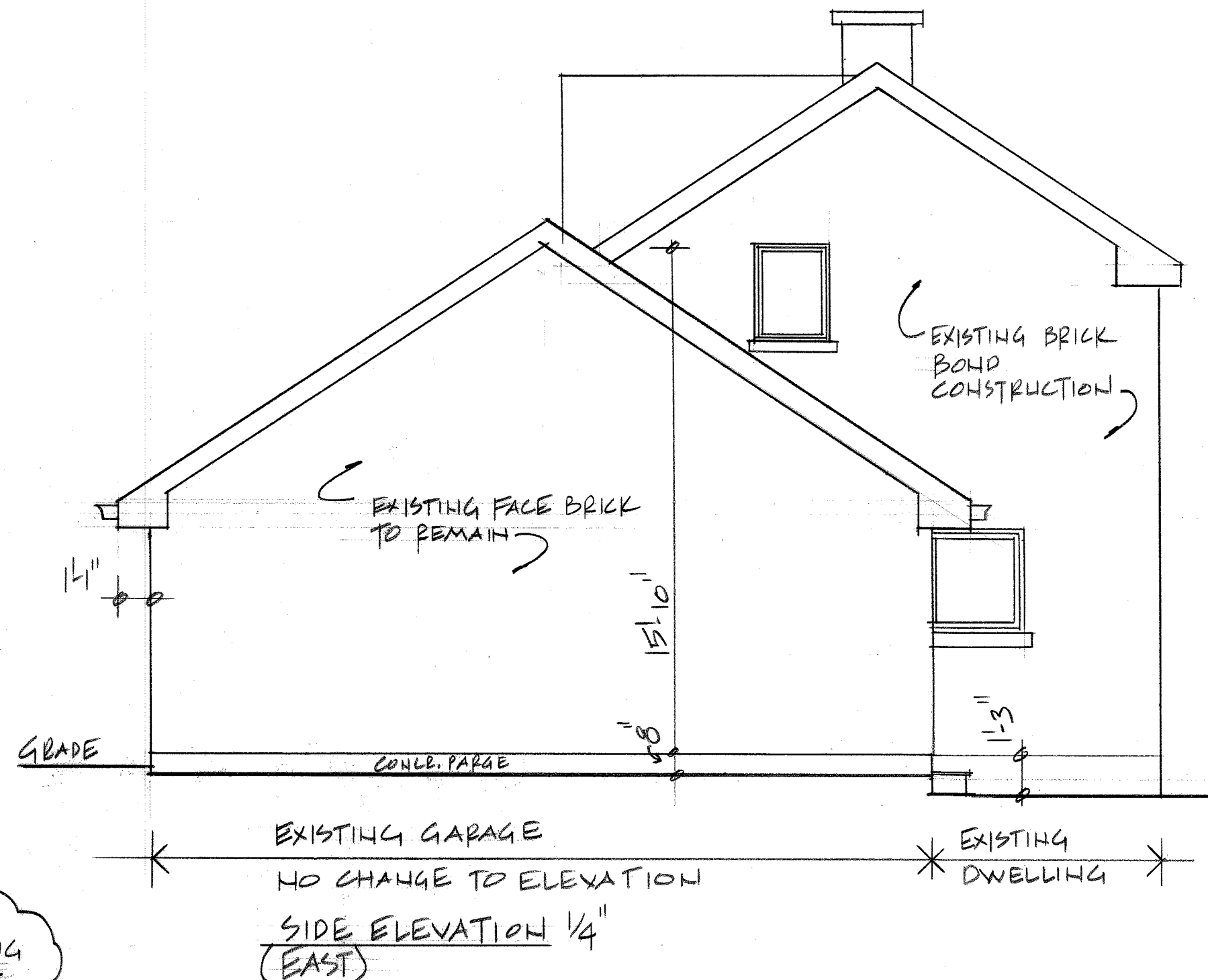
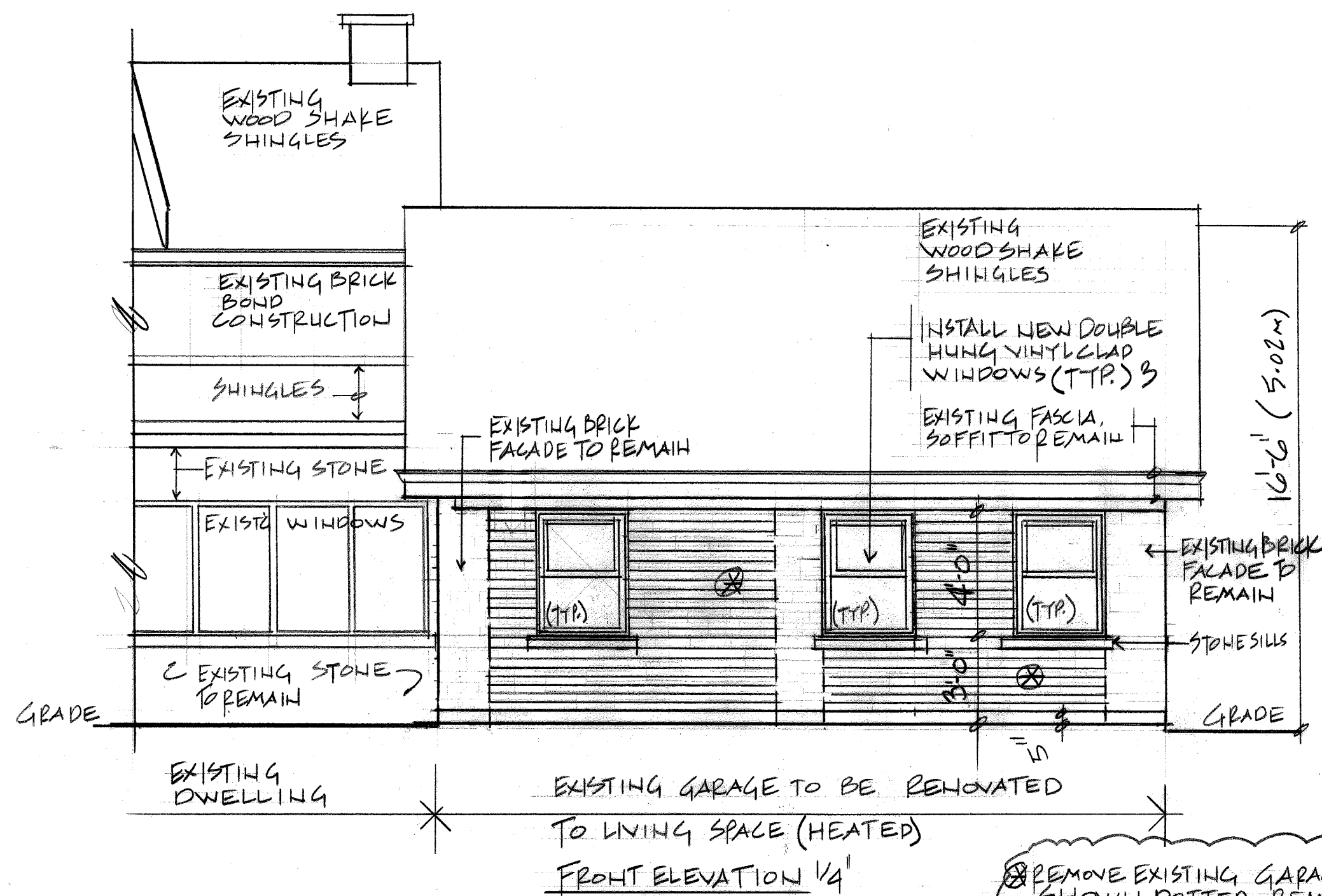


## Appendix 1



## Appendix 1





**DAVID MOSKAL**  
DESIGNS

8 Clockwork Lane, Etobicoke, Ontario M8Y 4H5  
Tel: (416) 251-0251 Fax: (416) 251-4592 Cell: (416) 518-4442

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.5.1 of the building code

DAVID MOSKAL 25528

NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the building

code

DAVID MOSKAL DESIGNS INC. 28851

FIRM NAME	BCIN
-----------	------

CONVERT GARAGE INTO LIVEABLE (HEATED) AREA  
@ 4265 PERIVALE DRIVE, MISSISSAUGA, ONT.

SCALE: NOTED	APPROVED BY:	DRAWN BY: <i>DM</i>
--------------	--------------	---------------------

DATE: 6 OCT. 2014	REVISED
-------------------	---------

### ELEVATIONS

T8-12-13-21		DRAWING NUMBER
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Job No	5-26	A-2
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**Memorandum**

Community Services Department  
Culture Division



---

**TO:** Chair and Members of the Heritage Advisory Committee

**FROM:** Laura Waldie, Heritage Coordinator

**DATE:** November 14, 2014

**SUBJECT:** **Monthly Update Memorandum from Heritage Coordinators**

---

The following non-substantive alterations came forward to Heritage Planning and did not require a Heritage Property Permit. These items are for information only.

Ward 1:

- a. 915 North Service Road: Replacement of back door.
- b. 76 Inglewood Drive: Addition of walk-out basement at the rear.
- c. 1352 Victor Avenue: Sunroom extension at the rear.
- d. 17 Wesley Avenue: Sunroom extension at the rear.

Ward 2:

- a. 896 Longfellow Avenue: Extension to existing back deck.

Ward 5:

- a. 23 Beverly Street: One storey addition at the rear.

Ward 6:

- a. 5700 Terry Fox Way (Braeben Golf Course): Installation of gas generator.
- b. 3594 Gallager Drive: Second storey addition.

Ward 11:

- a. 27 Pearl Street: Garage wood siding repair.

4-2

- b. 6549 Mississauga Road: Deck at rear of property.
- c. 1770 Barbertown Road (McCarthy Milling Company): Reconstruction of a wheat silo.

A handwritten signature in cursive script, reading "Laura Waldie".

Laura Waldie  
Heritage Coordinator  
Culture Division  
905-615-3200, ext. 5366  
[laura.waldie@mississauga.ca](mailto:laura.waldie@mississauga.ca)

# Memorandum



5

---

**TO:** Chair and Members of the Heritage Advisory Committee

**FROM:** Mumtaz Alikhan, Legislative Coordinator, Heritage Advisory Committee

**DATE:** Wednesday, November 27, 2014

**SUBJECT:** 2015 Heritage Advisory Committee Meeting Dates

---

This Memorandum is to advise that the following Heritage Advisory Committee (HAC) meeting dates have been scheduled for 2015:

- Tuesday, February 10, 2015
- Tuesday, March 10, 2015
- Tuesday, April 14, 2015
- Tuesday, May 19, 2015
- Tuesday, June 23, 2015
- Tuesday, July 21, 2015
- Tuesday, August 18, 2015
- Tuesday, September 15, 2015
- Tuesday, October 20, 2015
- Tuesday, November 24, 2014

All meetings will be held at 9:30 a.m. in the Council Chamber located on the 2<sup>nd</sup> floor of the City of Mississauga's Civic Centre, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1. Please note that one or more of the above meetings may be cancelled due to insufficient agenda items. Meetings are generally scheduled on the 3<sup>rd</sup> Tuesday in a month, but February 10, April 14, June 23 and November 24 are affected due to a conflict in the Council Chamber, and March Break falls in the 3<sup>rd</sup> week.

It is important to contact me in advance of meetings if you will be absent and/or late so that quorum issues can be anticipated and dealt with accordingly.

Sincerely,

Mumtaz Alikhan  
Legislative Coordinator, Heritage Advisory Committee  
Corporate Services Department, Legislative Services Division  
300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON, L5B 3C1  
Telephone: 905-615-3200, ext. 5425; Fax: 905-615-4181  
Email Address: [Mumtaz.Alikhan@mississauga.ca](mailto:Mumtaz.Alikhan@mississauga.ca)