

AGENDA



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, APRIL 23, 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 ORDERDECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTERESTPRESENTATIONS/DEPUTATIONS

- A. Item 3 Laura Waldie, Heritage Coordinator, Special Projects, and Mark Warrack, Senior Heritage Coordinator, Special Projects, with respect to a project status update for the Meadowvale Village Heritage Conservation District Plan Review.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held March 19, 2013.

RECOMMEND APPROVAL

2. Proposed Heritage Designation and Request to Alter, Bowie Medical Hall, 264 Queen Street South, Ward 11

Corporate Report dated March 26, 2013 from the Commissioner of Community Services with respect to a proposed heritage designation and request to alter for the Bowie Medical Hall located at 264 Queen Street South.

RECOMMENDATION

1. That the Bowie Medical Hall, located at 264 Queen Street South, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value; and
2. That the request to alter the property at 264 Queen Street South be denied.

RECOMMEND APPROVAL

3. Project Status Update, Meadowvale Village Heritage Conservation District Plan Review, Ward 11

Corporate Report dated March 25, 2013 from the Commissioner of Community Services with respect to a project status update for the Meadowvale Village Heritage Conservation District Plan Review.

(3.) RECOMMENDATION

That the report dated March 25, 2013, from the Commissioner of Community Services, with respect to the project status update of the Meadowvale Village Heritage Conservation District Plan Review, be received for information.

RECOMMEND RECEIPT

4. Request to Alter a Heritage Designated Property, Parker (Chappell) House, 4300 Riverwood Park Lane, Ward 6

Corporate Report dated March 26, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Parker (Chappell) House, located at 4300 Riverwood Park Lane.

RECOMMENDATION

That the request to alter the Parker (Chappell) House, as described in the report from the Commissioner of Community Services, dated March 26, 2013, be approved.

RECOMMEND APPROVAL

5. Request to Demolish a Heritage Listed Property, 25 Queen Street South, Ward 11

Corporate Report dated March 26, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 25 Queen Street South.

RECOMMENDATION

That the property at 25 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

6. Request to Demolish a Heritage Listed Property, 29 Cotton Drive, Ward 1

Corporate Report dated March 12, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 29 Cotton Drive.

RECOMMENDATION

That the property at 29 Cotton Drive, 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

7. Request to Demolish a Heritage Listed Property, 250 Pinetree Way, Ward 1

Corporate Report dated March 19, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 250 Pinetree Way.

RECOMMENDATION

That the property at 250 Pinetree Way, 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 APPROVAL8. Request to Demolish a Heritage Listed Property, 1296 Woodland Avenue, Ward 1

Corporate Report dated March 19, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1296 Woodland Avenue.

RECOMMENDATION

That the property at 1296 Woodland Avenue, 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 APPROVAL9. Heritage Impact Statement Addendum, 1162 Vesta Drive, Ward 1

Memorandum dated March 19, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement Addendum for 1162 Vesta Drive.

RECOMMEND RECEIPT10. Heritage Trees and Trees of Significance

Memorandum dated April 2, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, and Gavin Longmuir, Manager, Forestry, with respect to heritage trees and trees of significance.

RECOMMEND RECEIPT

11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated April 23, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPTSUBCOMMITTEE UPDATES FROM CHAIRS12. Heritage Designation Subcommittee13. Heritage Tree Subcommittee14. Meadowvale Village Heritage Conservation District Review Committee15. Public Awareness SubcommitteeINFORMATION ITEMS

DATE OF NEXT MEETING – Tuesday, May 28, 2013 at 9 a.m., Council Chamber

OTHER BUSINESSADJOURNMENT

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

APR 23 2013



MINUTES

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 PRESENT:

Councillor George Carlson, Ward 11 (CHAIR)
 Councillor Jim Tovey, Ward 1 (VICE-CHAIR)
 Robert Cutmore, Citizen Member
 Mohammad N. Haque, Citizen Member
 James Holmes, Citizen Member
 Cameron McCuaig, Citizen Member
 Deanna Natalizio, Citizen Member

MEMBERS ABSENT:

David Dodaro, Citizen Member
 Rick Mateljan, Citizen Member
 Michael Spaziani, Citizen Member
 Michelle Walmsley, Citizen Member
 Matthew N. Wilkinson, Citizen Member

STAFF PRESENT:

Susan Burt, Director, Culture Division
 Elaine Eigl, Heritage Coordinator
 John Hardcastle, Planner
 Laura Waldie, Heritage Coordinator, Special Projects
 Mark Warrack, Senior Heritage Coordinator, Special Projects
 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

**NOTE: The Committee changed the order of the Agenda during the meeting.
These Minutes reflect the order of the meeting.**

CALL TO ORDER – 9:06 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Item 5 Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, with respect to the proposed heritage designation of Applewood Acres.

Mr. Cook discussed a request from Virlana Kardash, Applewood Acres and Ward 1 resident, to designate Applewood Acres as a heritage district, the history and features of Applewood Acres, the types of homes and their features and development overall in Applewood Acres, the City's heritage districts, the construction of "monster homes" in Applewood Acres, and the current zoning and lot coverage in the area. He said that the Homeowners' Association's Board of Directors discussed Ms. Kardash's request and voted against it, as it was deemed too restrictive for property owners. Mr. Cook said that the Board is not concerned about new properties being built within the existing zoning.

The Vice-Chair discussed Ms. Kardash's request and said that the Committee had not received similar concerns from other Applewood Acres residents. He also spoke about the current zoning and lot coverage and types of homes in Applewood Acres. The Vice-Chair discussed the upcoming opening of the Don McLean Westacres Outdoor Pool. In response to the Vice-Chair, Mr. Cook said that he donated 100 copies of his book, *From Frozen Ponds to Beehive Glory*, to fundraise for a children's water feature at the Pool.

The Chair discussed the Heritage Conservation Districts in Meadowvale Village and Old Port Credit Village and the importance of revising the District Plans. He also spoke about the possibility of implementing Streetsville's zoning restrictions in Applewood Acres to balance the construction of new homes with the character of existing neighbourhoods.

The Committee dealt with Item 5 at this time.

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.

Recommendation
HAC-0014-2013

That the 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 be received.

Received (J. Tovey)

- D. Item 4 Shawn R. Keeper, President, Dunsire Developments Inc., with respect to the Meadowvale Village Heritage Conservation District Plan, 2012.

Mr. Keeper discussed the email message dated March 18, 2013 from Karston Chong, Land Development Coordinator, Dunsire Developments Inc., and his accompanying letter dated March 18, 2013 requesting deferral of Item 4 which Ms. Lavertu distributed to the Committee. He asked that the request to include his lands in the Meadowvale Village Heritage Conservation District (MVHCD) be deferred and discussed heritage-related work and studies with respect to his property, the need to meet with Heritage staff, upcoming Committee of Adjustment applications, and the property's heritage status.

In response to the Chair, Mr. Holmes said that he was fine with deferring this matter and discussed his concerns regarding the property's lots on the ridge.

Mr. Warrack discussed Mr. Holmes's letter dated February 7, 2013 and said that the Meadowvale Village Community Association asked Heritage staff to consider including eight properties in the MVHCD's Study Area and that Heritage staff advised the affected property owners in early March 2013. He added that Heritage staff is in the early stages of the Review and that associated recommendations would be considered at the Planning and Development Committee meeting on June 10, 2013. Ms. Burt said that deferring this matter as per Mr. Keeper's request was inappropriate, as the Review involves Heritage staff researching requests to extend the MVHCD's boundaries. She added that Heritage staff would continue to consult with local residents regarding the Review.

The Chair discussed Mr. Keeper's property at 7235 Second Line West and development issues and timelines, the severance of lands, its overall heritage status, and its inclusion in the MVHCD. He advised that deferring this matter was not appropriate, as per Ms. Burt's above-noted comments, and added that he would send a factual letter to the Committee of Adjustment regarding the property's heritage and attach Mr. Holmes's letter.

The Committee dealt with Item 4 at this time.

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.

Recommendations

HAC-0015-2013

That the email message dated March 18, 2013 from Karston Chong, Land Development Coordinator, Dunsire Developments Inc., requesting deferral of Item 4 (a 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) on the Heritage Advisory Committee's March 19, 2013 agenda be received.

HAC-0016-2013

That the 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 be received.

HAC-0017-2013

That the letter dated March 14, 2013 from James P. Holmes, Chairman, Meadowvale Village Community Association, with respect to the Vintages Development located at 7235 Second Line West in Meadowvale Village be received.

Received (R. Cutmore)

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held January 22, 2013.

Approved (R. Cutmore)

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

HAC-0018-2013

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.

Approved (J. Tovey)

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.

The Chair said that the property is not worthy of heritage designation and appropriate for demolition. He added that he looks forward to the building of a new property on the site.

Recommendation

HAC-0019-2013

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.

Approved (C. McCuaig)

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.

In response to the Chair, Ms. Lavertu referred Committee members to page 6 – 4 (an email/fax back comment sheet) from Ms. Bruce listing three options with respect to the Committee's future communications regarding the Environmental Assessment.

In response to the Chair, Ms. Wubbenhorst said that there is a heritage designated and several heritage listed properties in the affected area and that Heritage staff are being consulted by Transportation and Works Department staff. The Chair suggested that the Committee should remain on the contact list to receive future communications.

Recommendation

HAC-0020-2013

1. That the correspondence dated February 12, 2013 from Laurie Bruce, Consultant Project Manager, Arup Canada Inc., with respect to the Ninth Line Class Environmental Assessment be received; and
2. That the Legislative Coordinator advise Laurie Bruce, Consultant Project Manager, Arup Canada Inc., of the Heritage Advisory Committee's request to remain on the contact list with respect to the Ninth Line Class Environmental Assessment.

Received/Direction (J. Tovey)

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.

Recommendation

HAC-0021-2013

That the 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 be received.

Received (J. Tovey)

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.

The Vice-Chair suggested that staff email Committee members to advise them about this Conference, discussed the overall value of these Conferences, and encouraged Citizen Members to attend to expand their knowledge of heritage-related matters and to meet heritage professionals, experts, and Citizen Members from various parts of the province.

In response to the Chair, Ms. Lavertu discussed the Conference, suggested that the Committee pass a recommendation allowing up to two Committee members to attend, and said that she would email Committee members the Conference's information and encourage them to attend after Council considers the Committee's recommendation.

Recommendation

HAC-0022-2013

1. That the correspondence with respect to the Ontario Heritage Conference 2013 on June 6-9, 2013 in Midland, Ontario and Penetanguishene, Ontario be received; and
2. That up to two Heritage Advisory Committee Citizen Members be authorized to attend the Ontario Heritage Conference 2013 on June 6-9, 2013 in Midland, Ontario and Penetanguishene, Ontario and that funds be allocated in the Heritage Advisory Committee's 2013 budget (Account #28609) to cover approximately \$670 for registration fees, approximately \$500 for mileage, approximately \$800 for accommodations, and approximately \$240 for per diem allowances.

Received/Direction (J. Tovey)

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.

Ms. Wubbenhorst said that Heritage staff would respond to Ms. Kardash regarding her proposal to designate Applewood Acres as a heritage district further to Mr. Cook's deputation to this Committee today and that this matter could be removed from the chart.

Request to Remove a Heritage Listed Property from the Heritage Register and Prior Conditions, Metro (Formerly Steinberg) Grocery Store, 1077 North Service Road, Ward 1

In response to Mr. McCuaig, the Vice-Chair discussed the above-noted property and the need to amend a 2012 Council Resolution. He spoke about the status of tenants, issues regarding the approval of the Site Plan, issues with the site, including contamination from a former gas station/current car repair facility, and the importance of retaining a grocery store in the shopping plaza for local residents. The Vice-Chair said that he has had written assurances from the property owner that a grocery store will be retained and that the property owner has requested that the three conditions in the Resolution be waived to allow for the property's demolition and to secure a new grocery store tenant.

John Hardcastle, Planner, discussed the site, its Official Plan and rezoning amendment applications, Site Plan, zoning, issues with the site, including contamination from a former gas station/current car repair facility, future road widening requirements, timelines for the development, tenancy issues, and the retention of the grocery store and its façade into the new development. He added that a delineation report regarding the extent of the above-noted contamination is expected in early April 2013.

Ms. Wubbenhorst discussed the Resolution's conditions and the Committee's option to remove them if they wanted to delist the property so that it could be demolished. Ms. Wubbenhorst and Ms. Burt discussed the property, the Resolution, the need for the Committee to decide if the property should be delisted without conditions, and possible recommendations. Ms. Wubbenhorst said that she was not sure that the Resolution, as it currently stands, obliges the property owners to retain a grocery store on the site.

Committee members discussed the Resolution and the three conditions linked with removing the property from the Heritage Register.

Recommendations

HAC-0023-2013

That the property at 1077 North Service Road be removed from the City's Heritage Register and that the following three conditions which were outlined in Council Resolution 0085-2012 (adopted on April 25, 2012) regarding this property be removed:

- (i) Application OZ 10/03 is approved;
- (ii) The applicant retains a grocery store on the property; and
- (iii) Through the Site Plan process, the applicant is encouraged to incorporate the existing façade into the new development.

HAC-0024-2013

That the 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 be received.

Direction/Received (J. Tovey and R. Cutmore, respectively)

SUBCOMMITTEE UPDATES FROM CHAIRS10. Heritage Designation Subcommittee

Mr. McCuaig made an update on behalf of Mr. Dodaro, the Chair, and said that the Subcommittee had recently met and were finalizing their top ten proactive areas and other possible areas for heritage designation in the City for 2013 and beyond. He said that the Subcommittee would meet with Heritage staff prior to the Committee's next meeting, that this matter would be considered by the Committee at its April 2013 meeting, and that this matter is connected to possible initiatives by the Public Awareness Subcommittee.

11. Heritage Tree Subcommittee – Nil12. Meadowvale Village Heritage Conservation District Review Committee – Nil13. Public Awareness Subcommittee

At this point, the Chair asked for clarification from Heritage staff regarding the status of a Review Committee for the Old Port Credit Village Heritage Conservation District (HCD), noting that the Committee receives regular and informative updates from the MVHCD Review Committee. He noted that a Review Committee would be useful and could be set up when the Plan for the Old Port Credit Village HCD is updated in the future.

The Vice-Chair said that he met with residents regarding a Review Committee for the Old Port Credit Village HCD, that few people attended the Committee's recent meetings, and that the establishment of a Committee should occur in the future. He added that Mr. Cutmore, Mr. Warrack, and himself could meet with residents regarding this matter.

Mr. Cutmore discussed the matter, the Vice-Chair's meetings with residents, and the possibility of Mr. Warrack working with residents on this matter in the near future.

Ms. Burt said that the Review Committee for the Old Port Credit Village HCD is on the Master Plan, that hiring staff to work on this matter depends on budget approval, and that Heritage staff is aware of this matter, but unsure about specific timelines for research and implementation. She discussed the MVHCD Plan Review and its associated staff. Ms. Burt said that a Review Committee would be a Subcommittee of the Committee and suggested that this matter be reviewed when the Old Port Credit HCD is revised.

INFORMATION ITEMS14. 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.

Recommendation

HAC-0025-2013

That the 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 be received.

Received (C. McCuaig)

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

OTHER BUSINESS

Heritage Designation of Outdoor Rifle Range, 1300 Lakeshore Road East, Ward 1

The Vice-Chair noted that the Region of Peel approved the City's proposed designation of the above-noted property in Lakeview and requested an update from Heritage staff. Ms. Eigl responded that the Committee would be considering this matter during an upcoming Committee meeting, that Ann Gillespie, Gillespie Heritage Consulting, had written a Heritage Impact Statement (HIS) regarding the property, and that she had recently shared the HIS with a walking group interested in the property's heritage.

The Vice-Chair discussed the importance of, and future plans for, the above-noted property and thanked Regional Council and City and Region staff for their work on this matter. He added that the property is covered by a great deal of underbrush and suggested that it be cleaned up by the Region after the property is designated so that the property can be properly seen and used by residents and visitors alike.

Heritage Designation of Long Branch Indoor Rifle Range, 1300A Lakeshore Road East, Ward 1

Mr. Cutmore discussed the above-noted property and asked Heritage staff if it is a heritage designated property. Ms Eigl stated that the property was designated in 2012.

Doors Open Mississauga 2013

Mr. Cutmore discussed the above-noted event, associated plans, and the expected number of visitors for the Small Arms Building on Saturday, September 28, 2013.

ADJOURNMENT – 10:12 a.m.



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

APR 23 2013

DATE: March 26, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: **Proposed Heritage Designation & Request to Alter
Bowie Medical Hall
264 Queen Street South
(Ward 11)**

RECOMMENDATION:

1. That the Bowie Medical Hall, located at 264 Queen Street South, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value; and
2. That the request to alter the property at 264 Queen Street South be denied.

**REPORT
HIGHLIGHTS:**

- Heritage Planning staff recommend that the subject property be designated under the *Ontario Heritage Act*.
- The Heritage Impact Statement, submitted on behalf of the property owner, recommends heritage designation.
- Owner proposes many substantial changes to the building, including a front addition.
- Because there is room to add on at the rear, a front addition, which would negatively impact this heritage resource, as well as the village streetscape, is not substantiated.

- As such, assuming Council adopts a motion to designate the subject property under the *Ontario Heritage Act*, Heritage Planning staff recommend that the subject redevelopment proposal be denied.

BACKGROUND:

The subject building served as a "Medical Hall" for Streetsville from the late nineteenth century to 1935. Health care providers, including dentist W. Madill and druggist R.H. McClung, initially leased the property to run their business. Dr. Thomas Innes Bowie (1860-1935) took over in 1893. He subsequently purchased the building, drug store business and telephone operation in 1897 dubbing it the "T.I. Bowie MD Medical Hall." He lived upstairs with his family.

Bowie was "a leading citizen of the community." Among his many credits, he served as village Reeve from 1906-08 and 1916-17. The property stayed in the family until 1946.

The City added the property to the Heritage Register c. 1989. Since 2005 it has also formed part of the Streetsville Village Core and Mississauga Road Scenic Route cultural landscapes.

PRESENT STATUS:

The current property owner acquired the lot in April 2012 and undertook construction activities immediately, including the removal of a barn at the rear and the partial demolition of the south portico. On the advice of City building inspection staff, the proponent contacted Heritage Planning to discuss their proposal. Because staff were of the opinion that the proposal might adversely affect the heritage resource, they requested a Heritage Impact Statement in May 2012.

Since that time Heritage Planning staff have communicated frequently with the property owner and heritage consultant, including a site visit in October 2012 and a follow up meeting in January 2013, in order to get a better understanding of what was proposed and to discuss alternatives.

The current Heritage Impact Statement, by ATA Architects Inc., is attached as Appendix 1. It states that the property merits designation under the *Ontario Heritage Act*. A site plan application was submitted in November 2012 under SPM 12 189.

COMMENTS:**Heritage Designation**

Heritage Planning Staff recommend that the subject property be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value. Ontario Regulation 9/06 prescribes the criteria for determining a property's cultural heritage value or interest. The Bowie Medical Hall meets these criteria:

Physical/Design Value

The Bowie Medical Hall has physical/design value because it is representative of late nineteenth century mixed use commercial/residential architecture and the portico displays a high degree of craftsmanship and artistic merit.

Historical/Associative Value

The property has historical/associative value as it has direct associations with Dr. Bowie who was significant to Streetsville. It has direct associations with activities that are significant to the community, including healthcare and early telephone technology. The property also yields information that contributes to an understanding of late 19th/early 20th century Streetsville.

Contextual Value

The property has contextual value because it is important in defining, maintaining and supporting the character of the area. It is physically, visually and historically linked to its surroundings.

The full Cultural Heritage Assessment is attached as Appendix 2.

Request to Alter

The owner of the subject property has submitted a request to alter the property. The proposal calls for the:

- Restoration of the front façade;
- Replacement of the rear third of the building, as well as part of the middle south side, with something of a similar shape but wider, at the back, and with a distinctive brick to mark it as new;
- Rebricking of the middle portion of the north wall, with a reclaimed salvaged brick to match the existing, due to fire damage;
- Introduction of soldier course banding on the original building;

- Enclosure of the ground floor of the south portico; and
- Addition of a glass staircase on the inset front façade (the front of the south portico).

The restoration of the front façade is welcome. Staff have requested more detailed elevations to ensure that it is as faithful as possible to the original design. However, there are concerns with other aspects of the proposal. For example, soldier course banding should not be introduced on the original building. Most concerning though is the proposed enclosed glass staircase on the inset front façade and the enclosure of the south portico.

Fire insurance maps suggest that the south portico may date back to at least 1884. A Bell Canada archival photo substantiates its existence by 1904. Reminiscent of Romanesque Revival, the actual portico feature is the highlight of the building. Enclosing it not only does not conform to the Streetsville Design Guidelines, which state that porches should not be enclosed; it detracts from this significant heritage attribute.

Of utmost concern though is the proposed glass staircase addition on the inset front façade. Especially in light of the fact that there is room to add on to the rear, the front staircase should be accommodated within the building rather than on the front of it.

Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada, which has been adopted by the City, recommends against "constructing a new addition when the proposed functions and services could be accommodated by altering existing, non-character defining interior spaces."

Assuming Council adopts a motion to designate the subject property under the *Ontario Heritage Act*, Heritage Planning staff recommend that the request to alter be refused.

FINANCIAL IMPACT: Not applicable.

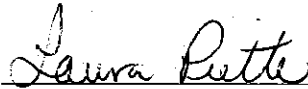
CONCLUSION: The current property owner proposes some major modifications to the Bowie Medical Hall, including an addition to the front façade when there is space to add on at the rear. As such, the property should be

designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value, and the request to alter should be denied.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement

Appendix 2: Cultural Heritage Assessment



Paul A. Mitcham, P. Eng, MBA

Commissioner of Community Services

Prepared By: E. Eigl & P. Wubbenhorst, Heritage Coordinators



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

APR 23 2013

DATE: March 25, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: **Project Status Update**
Meadowvale Village Heritage Conservation District Plan Review
(Ward 11)

RECOMMENDATION: That the report dated March 25, 2013, from the Commissioner of Community Services, with respect to the project status update of the Meadowvale Village Heritage Conservation District Plan Review, be received for information.

**REPORT
HIGHLIGHTS:**

- The Meadowvale Village HCD Review has been in process since March 2012.
- Since that time three background studies have been produced: Property Inventory; Cultural Assessment; and Stage 1 Archeological Assessment.
- At the request of the Village Community Association, staff are reviewing their proposal to expand the heritage district boundary.
- Draft Design Guidelines and Policies and accompanying re-zoning amendments have been developed and endorsed by the Village Review Committee.
- As required by the Ontario Heritage Act, the Design Guidelines and Policies along with minor amendments to the City's Official

Plan and Zoning By-law to support the conservation of the Village, will be presented at a June meeting of the Planning and Development Committee.

BACKGROUND:

The City's Heritage Advisory Committee recommended at its meeting of January 24, 2012, "That the corporate report dated November 21, 2011 from the Commissioner of Community Services with respect to the updating of the Meadowvale Village Heritage Conservation District Plan be approved." The recommendation and report, with the terms of reference for the study, was adopted by Council at its meeting of February 8, 2012.

Detailed research on the properties within the current Heritage Conservation District (HCD) boundary and their immediate area has resulted in the compilation of three significant reports, two of which will form part of the final HCD Plan as appendices. The *Meadowvale Village HCD: Property Inventory* is a comprehensive review of each property in the Village, with a statement of significance and description of cultural heritage attributes for each property. This document will be the basis to assess the cultural heritage value of all property within the HCD. The *Cultural Heritage Assessment of Meadowvale Village and Area* is a report on the evolution of the Village. The report provides an overview of development within the Village and provides a context for understanding how the Village became what it is today. Both of the above mentioned reports, which will form part of the final HCD Plan, have been distributed to property owners within the HCD and are available on the City's Heritage Planning web page:

<http://www.mississauga.ca/portal/residents/heritageconservationdistricts>

The third report is a Stage 1 Archaeological Assessment of the Meadowvale Village HCD Study Area. The report concluded the entire Village has a high potential for archaeological resources. In particular, the early commercial and industrial history of the Village has a high potential for archaeological resources that may be further explored should development threaten these potential resources. The area in and around the mill ruins has been registered with the Ministry of Culture, Tourism and Sport's archaeological data base giving it an additional layer of protection from development.

On November 28, 2012, Council adopted By-law 2038-2012, a by-law to define the HCD study area related to the proposed expansion of the Meadowvale Village HCD and to set limitations on development within the study area for one year. There are two appeals to the by-law which have been referred to the Ontario Municipal Board (OMB). The OMB prehearing conference will take place on May 22, 2013.

Notwithstanding this, in February, 2013, the Meadowvale Village Community Association contacted Heritage Planning staff in writing to ask for an amended expansion of the study area to include properties both north and south of the current HCD boundary. The effected property owners have been contacted and informed that the study area now includes their property. It is acknowledged these properties are late amendments to the study area and therefore are not subject to the limitations of Study Area By-law 0238-2012. These additional properties, which relate to the HCD study area, are being researched and considered as to their cultural heritage value and contribution to the HCD. Whether these amended properties will be recommended for addition to the HCD has yet to be determined. A recommendation will be forthcoming at the June 2013 statutory meeting.

COMMENTS:

Since May 2012, there have been four community consultation meetings to review the three documents outlined above and discuss this process. The meetings have been held at the Meadowvale Village Hall to allow for easy access by the Village residents. At the latest meeting held on March 7, 2013, the proposed draft Design Guidelines and Policies, along with amendments to the Official Plan and Zoning By-law were presented to the Village residents. Prior to the meeting, the draft Design Guidelines and Policies were reviewed by the local Meadowvale Village Heritage Conservation District Review Committee and 35 members of the Project Team, comprised of City staff and related stakeholders. Both the Review Committee and Project Team have endorsed the draft Design Guidelines and Policies portion of the HCD Plan.

The detailed draft Design Guidelines and Policies are available on the Heritage Planning web page, as noted above. It is acknowledged this information is extensive and has generated questions and requests for clarification. Residents are encouraged to review the draft documents and contact staff for more information and to submit comments in writing as we move through the process.

A draft HCD Plan has been compiled to meet the requirements of the Ontario Heritage Act (Appendix 1). As well the OHA requires the City hold a statutory meeting in order to inform the relevant property owners and stakeholders of the Plan. In addition, because the Plan requires minor amendment to the Official Plan and Zoning By-law in order to support the conservation of the HCD, these will also be required to be part of the same statutory meeting. This meeting is currently scheduled as part of the agenda of the June 10, 2013 Planning and Development committee meeting.

Following the statutory meeting, staff will monitor feedback and present the final draft HCD Plan, and proposed amendments to the Official Plan and Zoning By-law at a September Meadowvale Village HCD community meeting, Heritage Advisory Committee meeting and a following Planning and Development Committee.

The current Study Area by-law expires on November 28, 2013. It is anticipated that the HCD Plan and supporting Official Plan and Zoning By-law amendments will be adopted by Council prior to the end of November, 2013.

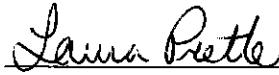
FINANCIAL IMPACT: There is no financial impact. Funding for this project is from the Arts Reserve.


CONCLUSION: The outdated 1980 Meadowvale Village Heritage Conservation District Plan is under comprehensive review. A revised and updated HCD Plan is required to conserve the cultural heritage resources of the Meadowvale Village HCD and maintain its HCD Plan in accordance with the Ontario Heritage Act.

To date a great deal of research has been completed which has provided the identification and understanding of the heritage character of the area and specific cultural heritage attributes of each property within the HCD. The draft HCD Plan provides the context for understanding the municipal administrative process, related policies, cultural heritage conventions and design guidelines and policies to protect the area's cultural heritage value. To support the policies and direction of the draft HCD Plan proposed, amendments to the Official Plan and Zoning By-law will be presented at a June 2013 statutory meeting of the Planning and Development Committee.

ATTACHMENTS:

Appendix 1: Draft Meadowvale Village Heritage Conservation
District Plan, 2013



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

*Prepared By: Mark Warrack, Senior Heritage Coordinator, Special
Projects, Culture Division*

APR 23 2013



Corporate Report

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DATE: March 26, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: **Request to Alter a Heritage Designated Property**
Parker (Chappell) House
4300 Riverwood Park Lane
(Ward 6)

RECOMMENDATION: That the request to alter the Parker (Chappell) House, as described in the report from the Commissioner of Community Services, dated March 26, 2013, be approved.

BACKGROUND: Toronto lawyer W.R. Percy Parker commissioned A. Shy Mathers, of Mathers and Haldenby, to design this Arts & Crafts country retreat. Hyleard and Grace Chappell owned the house from 1956 to 1988. The City designated the property under the *Ontario Heritage Act* in 2004. As such, a heritage permit is required to alter the property.

COMMENTS: The foundation of the subject house is suffering from extensive dampness and deterioration in two particular areas: the north basement and the vault below the main entrance. Additionally, the low walls around the front porch have reached the end of their life, at least in part, due to excessive moisture.

As such, the City's Facilities and Property Management Division proposes that these walls be repaired and that measures be put in place to prevent further/future deterioration from moisture. The proposal, by George Robb Architect, includes test excavations that will direct the scope of work.

At minimum, the vault slab and walls would be removed and rebuilt. The low stone porch walls would also be removed and rebuilt and the porch floor re-graded. The north foundation wall would be repaired. Additionally, the attached solarium would be underpinned and the window well replaced. There is a low stone landscaping wall in this area that would also need to be removed and rebuilt to facilitate the work. Proper foundation drainage systems would be installed in both areas. The full report, as well as specifications, architectural and structural drawings are attached as appendices one thru four respectively.

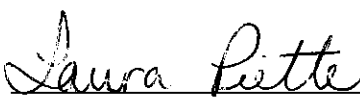
As long as all rebuilding is done with the same methods and materials as that which exists, Heritage Planning staff support this proposal. Should it be determined and/or confirmed that localized gardening practices, i.e. irrigation, grading and watering of potted plants, are contributing to the deterioration of the foundations and walls, steps need to be taken, in conjunction with Parks & Forestry staff and the Riverwood Conservancy, to address these issues in the long term.

FINANCIAL IMPACT: The cost is covered under Facility and Property Management's 2012 approved capital budget, as the consulting service commenced last year.

CONCLUSION: The foundation walls of the Parker (Chappell) House, as well as the low walls that form the front porch, need to be repaired and/or rebuilt. It is recommended that the project proceed, as long as all methods and materials are "like for like" and long term measures are put in place to prevent further/future deterioration.

ATTACHMENTS:

- Appendix 1: Foundation Review & Strategic Repair Report
- Appendix 2: Specifications
- Appendix 3: Architectural Drawings
- Appendix 4: Structural Drawings


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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator



Corporate Report

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Heritage Advisory Committee

APR 23 2013

DATE: March 26, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: Request to Demolish a Heritage Listed Property
25 Queen Street South
(Ward 11)

RECOMMENDATION: That the property at 25 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 owner of the subject property submitted a Site Plan application under file SP 13 48, to replace the existing single detached dwelling with a new commercial building. 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 structure. The Heritage Impact Statement, by Strickland Mateljan Design & Architecture, is attached as Appendix 1. It is the consultant's conclusion that the house at 25 Queen Street South is not worthy of heritage designation. Staff concurs with this opinion.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 25 Queen Street South has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS: Appendix 1: Heritage Impact Statement



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator



Corporate Report

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Heritage Advisory Committee

APR 23 2013

DATE: March 12, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: Request to Demolish a Heritage Listed Property
29 Cotton Drive
(Ward 1)

RECOMMENDATION: That the property at 29 Cotton Drive, 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 owner of the subject property submitted a Site Plan application under file SPI 12 199, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

COMMENTS:

The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by David W. Small, is attached as Appendix 1. It is the consultant's conclusion that the house at 29 Cotton Drive is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 29 Cotton Drive has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator



Corporate Report

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Heritage Advisory Committee

APR 23 2013

DATE: March 19, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: Request to Demolish a Heritage Listed Property
250 Pinetree Way
(Ward 1)

RECOMMENDATION: That the property at 250 Pinetree Way, 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 owner of the subject property is preparing to submit a site plan application to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

COMMENTS:

The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by David W. Small, is attached as Appendix 1. It is the consultant's conclusion that the house at 250 Pinetree Way is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues will be reviewed as part of the Site Plan process to ensure the project respects the character of the surrounding community.

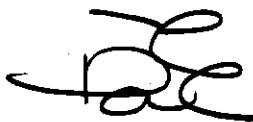
FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 250 Pinetree Way has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator



Corporate Report

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Heritage Advisory Committee

APR 23 2013

DATE: March 19, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
1296 Woodland Avenue
(Ward 1)

RECOMMENDATION: That the property at 1296 Woodland Avenue, 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 owner of the subject property submitted a Site Plan application under file SPI 13 30, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

COMMENTS:

The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by David W. Small, is attached as Appendix 1. It is the consultant's conclusion that the house at 1296 Woodland Drive is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

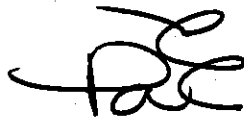
FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 1296 Woodland Drive has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

APR 23 2013

MemorandumCommunity Services Department
Culture Division

TO: Chair and Members of the Heritage Advisory Committee

FROM: Paula Wubbenhorst, Acting Senior Heritage Coordinator

DATE: March 19, 2013

FILE: 1162 Vesta Drive

SUBJECT: **Heritage Impact Statement Addendum**
1162 Vesta Drive (Ward 1)

The subject property is listed on the City's Heritage Register as it forms part of the Mineola Cultural Landscape. A previous owner submitted a Heritage Impact Statement to support a previous, since cancelled, site plan application in 2010. The report substantiated the removal of the extant structure and was reviewed by the Heritage Advisory Committee. As such, the attached addendum addresses the proposed new construction only and is included in this agenda for information only.

A handwritten signature in cursive script, reading "P. Wubbenhorst".

Paula Wubbenhorst
Acting Senior Heritage Coordinator
Culture Division
905-615-3200, ext. 5385
paula.wubbenhorst@mississauga.ca

ATTACHMENTS: Appendix 1: Heritage Impact Statement Addendum, David W. Small

APR 23 2013

MemorandumCommunity Services
Culture Division & Parks & Forestry Division

TO: Heritage Advisory Committee

FROM: Culture Division & Parks & Forestry Division

DATE: April 2, 2013

FILE: Heritage Trees & Trees of Significance

SUBJECT: Heritage Trees & Trees of Significance

This memorandum is a response to a Heritage Advisory Committee request to ascertain the status of the tree recognition program, begun by its Heritage Tree Subcommittee. The City's response to the Heritage Tree Subcommittee's "Heritage Tree Proposals" report, a Corporate Report entitled "Tree Recognition Program," dated February 9, 2009, is attached as Appendix 1.

Heritage Designation

Firstly, it is important to note that a tree may only be designated under the *Ontario Heritage Act* if it meets the cultural heritage criteria, as outlined in Regulation 9/06, attached as Appendix 2. As such, trees cannot be designated under the *Ontario Heritage Act* simply because they are tall, mature, aesthetically pleasing, etc. A tree must have **cultural** heritage value to merit designation.

Anyone may recommend that a property be investigated to determine if it merits designation under the *Ontario Heritage Act*. Council makes the decision in consultation with the City's Heritage Advisory Committee. However, the 2009 Corporate Report (Appendix 1) outlines some of the difficulties with designating trees under the *Ontario Heritage Act*, as the legislation is silent on the proposed removal of trees and thereby the prevention of same.

Tree Recognition Program (Significant Tree)

The City's Forestry section (Parks & Forestry Division) will launch a tree recognition webpage in April 2013. The "Significant Tree" web page is an interactive site containing information and the location of multiple significant trees on public lands. The purpose of the page is public awareness and education. As per current practice, Forestry staff will continue to liaise with residents, developers, City departments and outside agencies to promote the protection and preservation of trees on public land. This webpage may expand to include significant trees located on private property, with the caveat that the permission of the private property owner would be required. For more information, please contact Sarah Jane Miller at 905-615-3200, ext. 4583.

It is important to acknowledge that work completed by members of the Heritage Tree Subcommittee was a key driver in initiating the development of a Significant Tree recognition program and a review of the Tree Permit By-law.

City of Mississauga Tree By-laws

On March 1st 2013, the City implemented the amended Tree Permit By-law, now known as the Private Tree Protection By-law (0254-2012). A permit is required to remove three (3) or more trees with a diameter greater than 15 cm (6 in) per calendar year where previously a permit was required to remove five (5) or more trees with a diameter greater than 15 cm (6 in) per calendar year. After careful review and given the fact that staff conducted a significant public engagement and education process allowing for the amended By-law to be approved by Council, staff do not support requiring a permit to remove individual trees at this time. Forestry staff will closely monitor all aspects of the Private Tree Protection By-law throughout its first year of implementation and will report back to Council in 2014 providing an update of the program.

Staff is currently reviewing the existing Public Tree By-law, allowing for an amended By-law to be enacted in the future that will assist in preserving and protecting trees on public lands.

Natural Heritage & Urban Forest Strategy (NH&UFS)

Questions were also raised (at the Heritage Advisory Committee) about the relationship of the above to the City's Natural Heritage & Urban Forest Strategy. There is no relationship per se. However, the Urban Forest Management Plan, which forms part of the NH&UFS, is expected to make recommendations pertaining to potential canopy cover targets and policies that would aid the protection and preservation of trees on public and private lands. For more information on the strategy, which is scheduled to be complete by the end of this year, please visit www.mississauga.ca/naturalheritage.

Additional Forestry Initiatives

The following initiatives will assist in providing education and heightening the awareness of the positive benefits of a healthy and vibrant urban forest, and the need for stewardship and involvement by a multitude of stakeholders.

One Million Trees Mississauga

One Million Trees Mississauga is a program that will assist in increasing Mississauga's urban forest by adding one million trees over the next 20 years.

The goals of the program are to:

- Increase tree canopy cover and natural areas in Mississauga by planting one million trees on public and private land over 20 years;
- Increase environmental education and public engagement with residents, schools businesses and community groups to plant trees;
- Implement a web database to track all trees planted in Mississauga and provide statistics on program achievements allowing for Progress Reporting; and
- Work with community partners and creating opportunities to increase funding that will be dedicated to tree planting related activities in Mississauga.

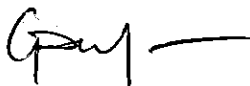
Forestry Website

The Forestry website has recently been reviewed and updated to include additional information that will assist the public regarding all aspects of Forestry programs on both public and private lands.

For additional information on cultural heritage designation, please contact Paula Wubbenhorst.
For additional information on tree recognition, by-laws and forestry initiatives, please contact
Gavin Longmuir.



Paula Wubbenhorst
Acting Senior Heritage Coordinator
905-615-3200, ext. 5385
Culture Division
Community Services Department



Gavin Longmuir
Manager, Forestry
905-615-3200, ext. 5148
Parks & Forestry Division
Community Services Department

ATTACHMENTS: Appendix 1: Corporate Report entitled "Tree Recognition Program,"
dated February 9, 2009
Appendix 2: Ontario Regulation 9/06: Criteria for Determining Cultural
Heritage Value or Interest



Corporate Report

General Committee

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Files
PM12-TRE

DATE: February 9, 2009

TO: Chair and Members of General Committee
Meeting Date: February 18, 2009

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

SUBJECT: Tree Recognition Program

- RECOMMENDATION:**
1. That the Corporate Report dated February 9, 2009 from the Commissioner of Community Services regarding the Heritage Tree Proposals Report be received.
 2. That Urban Forestry staff initiate a Tree Recognition Program consisting of a list for individual trees on public lands and an awareness program within the City of Mississauga for the purpose of identifying, protecting, and promoting trees of significance.

BACKGROUND: On January 17, 2007, Council approved a recommendation from the Heritage Advisory Committee (HAC) to establish a Heritage Tree Subcommittee to investigate the feasibility of a Heritage Tree Program. The subcommittee devoted over 500 volunteer hours to develop a proposal including an assessment of the best practices. At the February 20, 2008 meeting of General Committee, Ms. Gay Peppin, Chair, Heritage Tree Subcommittee and Mr. Don McDiarmid, Member, the Heritage Tree Subcommittee made a deputation with respect to the Heritage Tree Proposal.

General Committee recognized the significant volunteer effort that was devoted to preparing the Heritage Tree Proposals Report as well as the growing public interest in natural heritage and the environment.

Questions were raised regarding the difference between the identification of significant trees versus the designation of heritage trees and how trees on public versus private lands would be dealt with. It was also noted that on-going efforts are undertaken by City staff to protect and preserve significant trees on public lands. General Committee agreed that further clarification was required on how a Heritage Tree Program could be implemented. As a result, the deputation was received and referred to Community Services for further review.

COMMENTS:

The recommendations of the HAC Subcommittee are attached in Appendix 1 and can be found on page 8 of the Heritage Tree Proposals Report. For the purposes of this Corporate Report, the recommendations are summarized as follows:

1. Establish a program to designate trees under the Ontario Heritage Act;
2. Establish three levels for the recognition of trees with specific definitions;
3. Establish a program to review the creation of a list, regulation and awareness campaign program for trees on public lands;
4. If the program is successful on public lands, consider a program to review the creation of a list, regulation and awareness campaign program for trees on private lands;
5. A subcommittee of HAC would be responsible for this program; and
6. Establish an action plan and a budget for the program.

The following provides staff comments on each of the HAC Subcommittee recommendations noted above and concludes with a staff recommendation.

1. ESTABLISH A PROGRAM TO DESIGNATE TREES UNDER THE ONTARIO HERITAGE ACT

To designate a property under the Ontario Heritage Act (OHA), the property must meet the cultural heritage values as set out in the Act (Appendix 2). Trees are not specifically addressed in the OHA and an individual tree cannot be designated. Therefore in order to recognise an individual tree, the whole property must be designated. The designating by-law must outline the heritage attributes of the property and this may include, but not be limited to, significant trees.

Even though a tree may be notable for its size, form, shape, or age,

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physiological features are difficult to justify under the provisions of the Act. In order to designate a property because of a tree, high standards must be met to demonstrate the tree has cultural value or interest as outlined in the OHA. Unless there are some extraordinary cultural or historical aspects of a tree, it is unlikely that Heritage staff would recommend designation of a property based solely on the physiological characteristics of a tree.

Furthermore the OHA does not address trees when an alteration is proposed for a designated property. The OHA requires Council approval for the demolition of buildings or structures but not for landscaping or trees.

For example, the City makes reference to trees within property designations. However the designation does not prevent the removal of individual trees on the property. Therefore in order to protect individual trees on designated properties that are privately owned, an amendment to the City's Tree Permit By-Law would be required.

Staff are of the opinion that the City's current heritage policies and processes accurately reflect the OHA's approach to trees and no changes to the City's current designation practices are necessary.

Departmental Recommendation: The City's current designation practices are consistent with the OHA and can be used to identify properties with trees of significant cultural heritage value.

2. ESTABLISH THREE LEVELS FOR THE RECOGNITION OF TREES WITH SPECIFIC DEFINITIONS

The Heritage Tree Subcommittee recommends three different levels of tree recognition: "Trees of Interest", "Trees of Significance" and "Heritage Trees".

"Heritage" is usually associated with a property that is designated or listed under the Heritage Act. As individual trees are not specifically addressed under the Act, using the term "Heritage Tree" as a recognition level creates confusion and therefore is not recommended. It is simpler within an evaluation system to use one term and rank the trees accordingly based on defined criteria. An evaluation system was developed by the subcommittee and included in their report.

In assessing the two remaining terms, staff note that the term "Trees of Interest" is described in the HAC Subcommittee report as a broad, tertiary category whereas the term "Trees of Significance" is meant to describe individual trees that have been evaluated for their unique characteristics within the Mississauga landscape. Therefore the term "Trees of Significance" is the most appropriate term to identify trees worthy of recognition.

Departmental Recommendation: If a Tree Recognition Program is initiated, it should focus on one level of recognition; "Trees of Significance."

3. ESTABLISH A PROGRAM TO REVIEW THE CREATION OF A LIST, REGULATION AND AWARENESS CAMPAIGN PROGRAM FOR TREES ON PUBLIC LANDS

For the purposes of this report, public lands are considered as lands owned by any level of government as well as any Conservation Authority. The importance of identifying significant trees on public lands is to protect and maintain these assets for the future.

Creation of a List

As indicated previously, the subcommittee developed a criteria system to rate trees based on their physiological characteristics, history and prominence. A preliminary list of approximately 50 trees was created by Forestry staff in conjunction with the Heritage Tree Proposals Report. Further development of a list does not require amendments to City By-laws or to the City's Official Plan. It can be initiated by using existing staff resources to evaluate and classify significant trees on public lands. Such a list would be developed for use by City, Credit Valley Conservation (CVC), and Toronto Region Conservation Authority (TRCA) staff.

Regulation of Trees

Trees on public lands are exempt from the Tree Permit By-law 474-05. Development on public lands can include new buildings, infrastructure projects, park development, and/or transportation facilities. Trees on public lands adjacent to development on private lands can also be impacted by construction. Currently, Urban Forestry

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liaises with residents, developers, and builders as well as City departments, and associated agencies on a site by site basis to promote the protection and preservation of significant trees.

Awareness of Trees

With respect to awareness measures, there is no City program that focuses on individual trees; however the City has initiatives for raising awareness of conservation and environmental measures in natural areas (i.e. Natural Area Survey and community group plantings). An awareness program for individual trees as outlined in the subcommittee's report entails brochures promoting the program, web site, walking tours, plaques, signs, letter of recognition and special events.

As will be outlined in the upcoming budget section of this report, the mandate for a Tree Recognition Program, if it is to proceed, is to implement the program with minimal costs and to maintain existing service levels. This could be achieved by implementing an awareness program that is web based. For example, articles outlining the importance of significant trees can be posted on the Urban Forestry webpage.

Departmental Recommendation: Formalize a list and mapping to identify significant trees on public lands. Staff will continue to liaise with residents, developers, builders, City departments and other agencies to promote the protection and preservation of significant trees on public lands. A web based awareness program can be initiated using existing resources.

4. IF THE PROGRAM IS SUCCESSFUL ON PUBLIC LANDS, CONSIDER A PROGRAM TO REVIEW THE CREATION OF A LIST, REGULATION AND AWARENESS CAMPAIGN PROGRAM FOR TREES ON PRIVATE LANDS

For the purposes of this report, private lands are considered as those privately owned lands zoned commercial, industrial or residential. The importance of identifying significant trees on private lands is to encourage owners to protect and maintain these assets for the future.

Creation of a List

The development of a list of significant trees on private lands would use the same criteria as for trees located on public lands. However, permission of the private property owner would be required in order to include their tree on a list. If a list was to apply to private trees, a policy would also be required to determine what the level of protection should be when development occurs that could impact an identified tree. It could be as simple as stating that attempts to retain the tree are to be pursued or as far reaching as regulating the protection of the tree through a bylaw.

Regulation of Trees

Trees on private lands are subject to the provisions of the Tree Permit By-law 474- 05. When consideration for the Tree Permit By-law was undertaken in 2001, there was a lack of public support for the regulation of single large trees due to the potential impact on property owner's rights. The Tree By-Law allows for up to four trees to be removed within one calendar year without a permit. As a result, individual trees are not protected under the Tree Permit By-law.

Currently, single significant trees at risk due to a development proposal are evaluated by City staff and mitigative measures are suggested to preserve the tree. However, as the City's Tree Permit By-law does not pertain to individual trees on private lands, the final decision to preserve a single significant tree rests with the property owner.

In order to regulate the protection of individual trees on private lands, an amendment to the Tree Permit By-law would be required. Official Plan policies may also be required.

Resident opinion does not seem to have changed since the implementation of the Tree Permit By-law in 2001. If there is no support to preserve individual significant trees on private lands through an amendment to the Tree Permit By-law, there is little merit in creating a list to identify them.

/f

Creation of an Awareness Program

A campaign to educate the public about the urban forest should be broad enough to demonstrate the importance of Trees of Significance regardless of their location on private or public lands. Such a program may eventually result in wider public support for the regulation of individual significant trees on private lands as well as the development of a list of Trees of Significance on private lands.

Departmental Recommendation: Given the current regulatory framework, there is merit in establishing a Tree Recognition Program on public lands first and to consider expanding the program to private lands in the future in the event that there are amendments to the Tree By-law that regulate the protection of single, significant trees.

5. A SUBCOMMITTEE OF THE HERITAGE ADVISORY COMMITTEE WOULD BE RESPONSIBLE FOR THE TREE RECOGNITION PROGRAM

The role of the Heritage Advisory Committee (HAC) is to "assist municipal council on all matters relating to the legal designation and conservation of property of cultural heritage value or interest (Ontario Heritage Tool Kit)." HAC is therefore the appropriate forum for designating Heritage properties including those with trees of cultural heritage value. However, any matter outside of the designation process dealing with specific trees and their physiological value is beyond the scope of responsibility of HAC.

The majority of the trees that are recommended to be listed as "significant trees" will be based on their physiological characteristics. Evaluating these characteristics requires a background in arboriculture or the environment. If the list only involves public lands, then City Forestry and Environmental staff have the capability of assessing whether a tree merits placement on a list. Heritage staff can assist the Forestry and Environmental staff in this evaluation when trees are recommended for the list based on their history or prominence. Therefore if a Tree Recognition Program is recommended on public lands, it can be administered by the City staff. If the program expands to include trees on private lands, a committee of volunteers as recommended by the HAC subcommittee, could be formed to assist Urban Forestry.

Departmental Recommendation: Urban Forestry Staff will be responsible for the administration of a Tree Recognition Program on public lands.

6. ESTABLISH AN ACTION PLAN AND A BUDGET FOR THE TREE RECOGNITION PROGRAM

The proposal from the Heritage Tree Subcommittee to create a Tree Recognition Program has merit, specifically with regards to a program that identifies significant trees on public lands. Such a program will assist City staff in their efforts to protect the natural heritage and urban forest canopy of Mississauga.

Given current budgetary pressures, there is a mandate to implement a program with minimal cost that will maintain existing service levels. This can be achieved by using existing staff resources to establish an internal list for city use as well as an in house web based awareness program.

Departmental Recommendation: Using existing resources, Urban Forestry Staff will initiate a Tree Recognition Program that will consist of a list of "Trees of Significance" on public lands as well as a web based awareness program.

RECOMMENDATION FOR A TREE RECOGNITION PROGRAM

The overall goal of the HAC subcommittee to create a Tree Recognition Program has merit as such a program can assist the City of Mississauga in the protection and preservation of its natural heritage. As indicated above, each of the recommendations contained in the Heritage Tree Proposals Report needs to be evaluated in the context of the Ontario Heritage Act and City of Mississauga Regulatory Framework, the role and responsibilities of the HAC Advisory Committee, as well as City resources and current business practices. With this in mind, staff recommend that a Tree Recognition Program be implemented that focuses on the creation of a list of "Trees of Significance" on public lands. The Urban Forestry Section will be responsible for the creation and maintenance of the list as well as a web based awareness program that will promote the importance of "Trees of Significance" to the general public.

FINANCIAL IMPACT: The Tree Recognition Program will utilize existing resources so that there will be no financial impact.

CONCLUSION: The recommendations of the Heritage Tree Proposals Report have been fully considered in the context of the Ontario Heritage Act, responsibilities of the Heritage Advisory Committee as well as current practices of classifying trees. Under the current regulatory framework, there is merit in creating a list of significant trees on public lands. The Urban Forestry Section will establish a Tree Recognition Program using existing City resources for individual significant trees on public lands within the City of Mississauga for the purpose of identifying, protecting and preserving these trees.

ATTACHMENTS: Appendix 1: Heritage Tree Proposals Report
Appendix 2: Ontario Regulation 9/06 from the Ontario Heritage Act.



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

Prepared By: Jane Darragh, Planner, Community Services



ServiceOntario

e-Laws

Français**Ontario Heritage Act****ONTARIO REGULATION 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

No amendments.

This is the English version of a bilingual regulation.

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.

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STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE
Prepared by Julie Lavertu, Legislative Coordinator, for the April 23, 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	<p>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.</p> <p><i>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.</i></p>
Various Heritage-Related Tree Issues		HAC-0011-2013	<ol style="list-style-type: none"> 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 <i>Ontario Heritage Act</i>. <p>Refer to Item 10 on the Committee's April 23, 2013 agenda.</p>

THE BOWIE MEDICAL HALL

HERITAGE ASSESSMENT

ATA

ARCHITECTS INC.

211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

Item 2, Appendix 1
Heritage Advisory Committee
Agenda – April 23, 2013

Heritage Advisory Committee

APR 23 2013

REVISED - MARCH 26 2013

JULY 2012

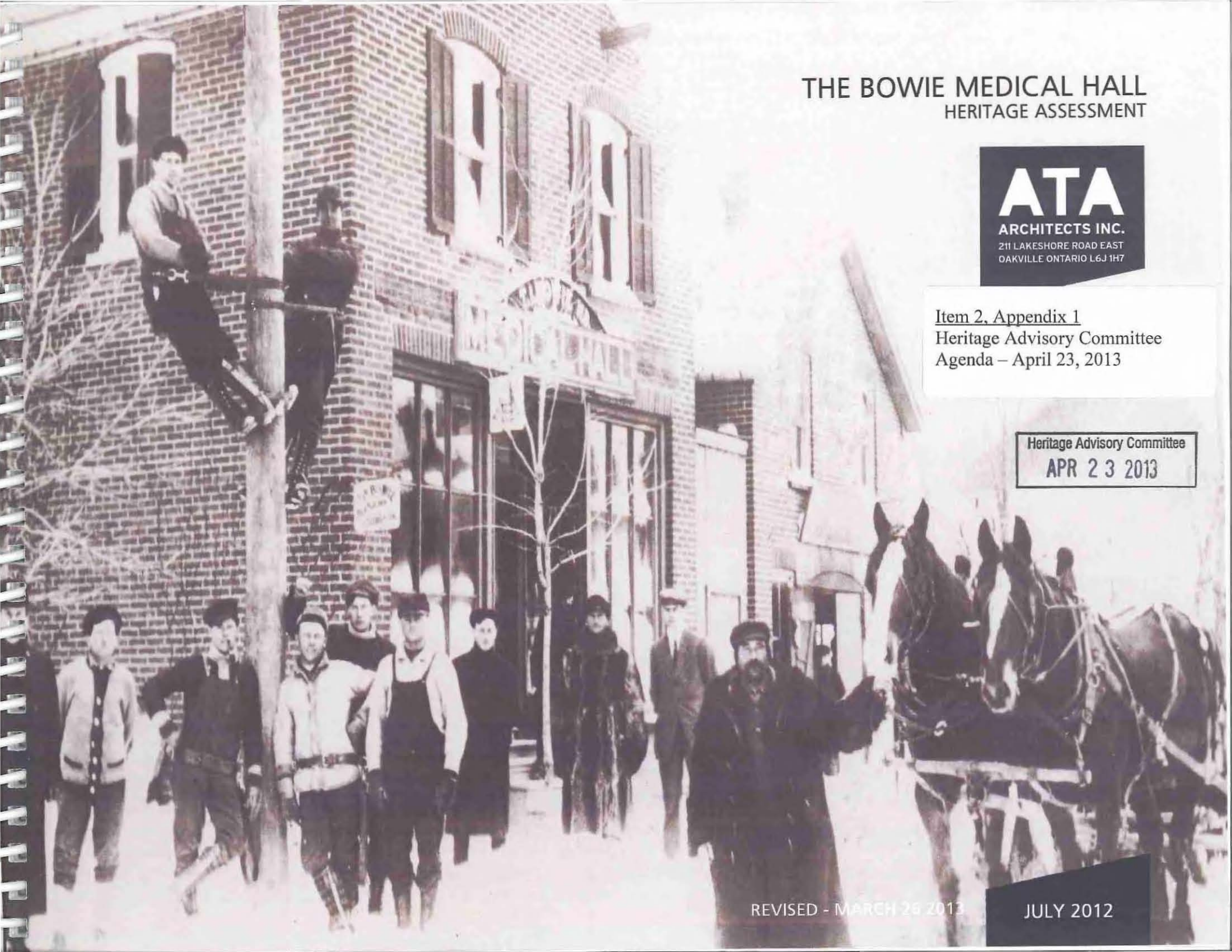


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2008 Photograph of 264 Queen Street South, Streetsville . .
Source: "Streetsville: From Timothy to Hazel:" by Kathleen A. Hicks. Mississauga Public Library.2008

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*Cover photograph:
Dr. Bowie's Medical Hall at 264 Queen Street, 1904.
Source: "Streetsville: From Timothy to Hazel:" by Kathleen A. Hicks. Mississauga Public Library.2008.
Original photo: Bell Canada Historical Collection.

THE BOWIE MEDICAL HALL - HERITAGE REPORT

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., and his designer Peter Vozikas of Empire Design Company to undertake a Heritage Impact Assessment of the property listed as 264 Queen Street, South, Streetsville, ON., commonly known as the "Bowie Medical Hall". In addition to the Heritage Impact Assessment, ATA Architects Inc. was asked to provide feedback for the proposed renovations and to assess how these changes would impact the heritage value of the existing building.

While the Bowie Medical Hall has been listed in the record of historical properties for the City of Mississauga, it has not been designated as a historic property.

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

- Inspection of current site and photographic documentation of existing conditions.
- Meet with the owner and designer to review any and all existing and proposed drawings of the building and review the site history collected.
- Provide feedback as to changes to the proposed drawings.
- Visit the Streetsville Archives, Peel County Archives in Brampton, City of Mississauga Library, Heritage Room.
- Obtain background information from local Heritage committees and individuals.
- Gather additional information from the City of Mississauga Web site pertaining Property Records & Building Permits, and speak with the Mississauga Heritage Archivist.

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



1989 photograph
Source: City of Mississauga

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).

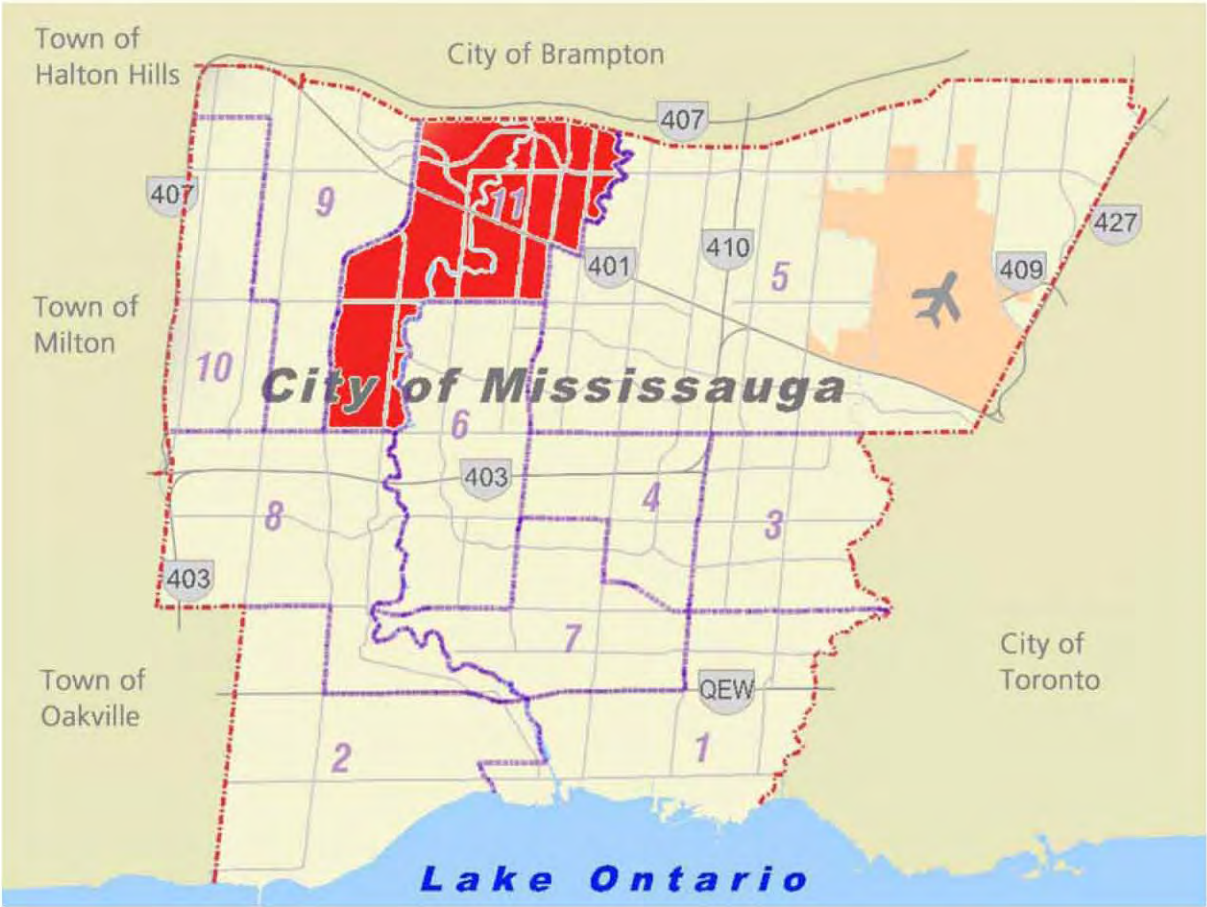
TRANSITION

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.

THE BOWIE MEDICAL HALL - HERITAGE REPORT

LOCATION



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

The Bowie Medical Hall is located at 264 Queen Street South within Streetsville, City of 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 4 LOT 3 .

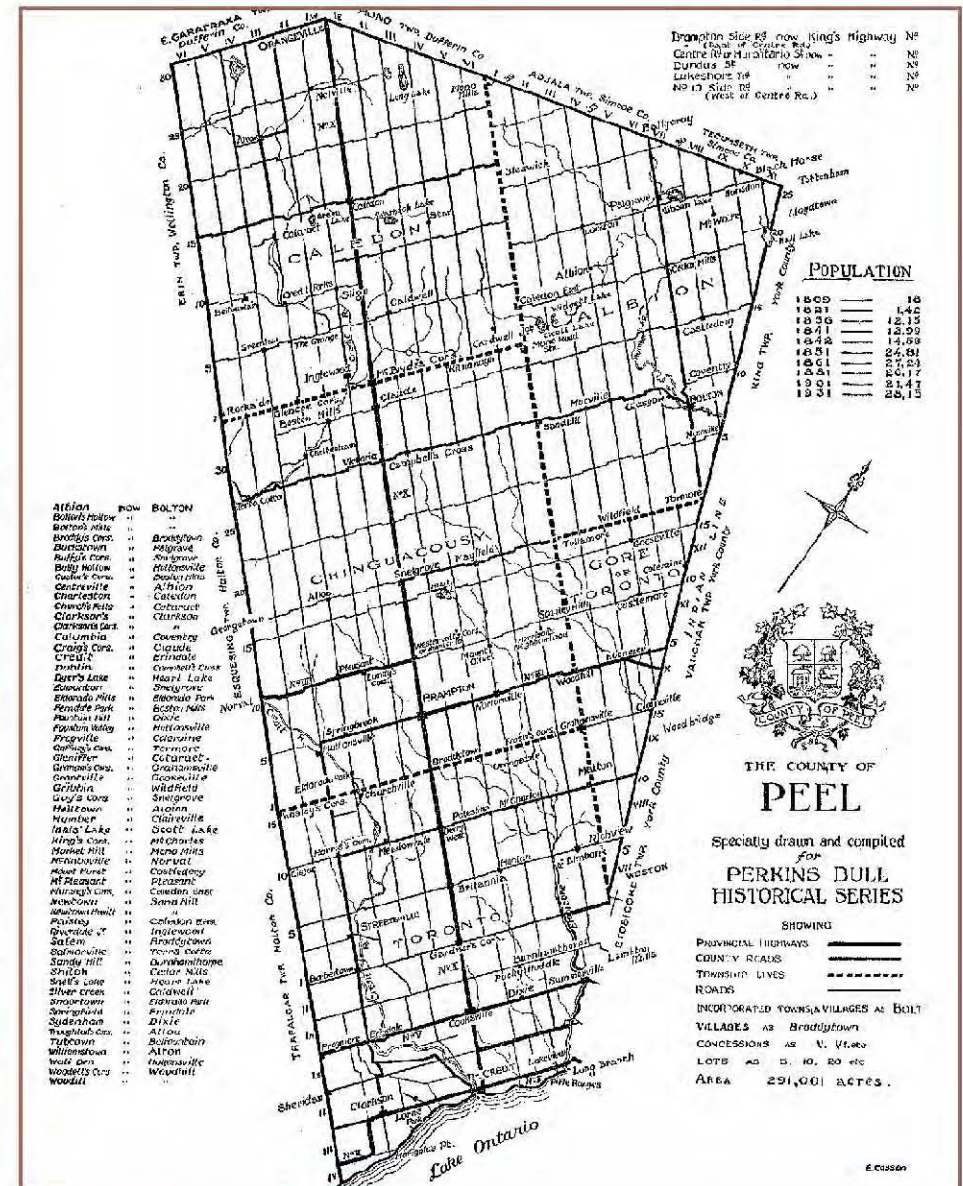
PROPERTY DETAILS			
Address:	264 QUEEN ST S	Ward:	11
Legal Description:	PLAN STR 4 LOT 3	Councillor:	GEORGE CARLSON
Roll Number:	21-05-120-004-19500-0000	Area:	801.95 SM
Common Name:		Depth:	0.00 M
Property Code:	RETAIL USE CONVERTED FROM HOUSE	Frontage:	0.00 M
		Status:	Registered

Property Details, City of Mississauga
Source: City of Mississauga - <http://www6.mississauga.ca/eMaps>

LOCATION



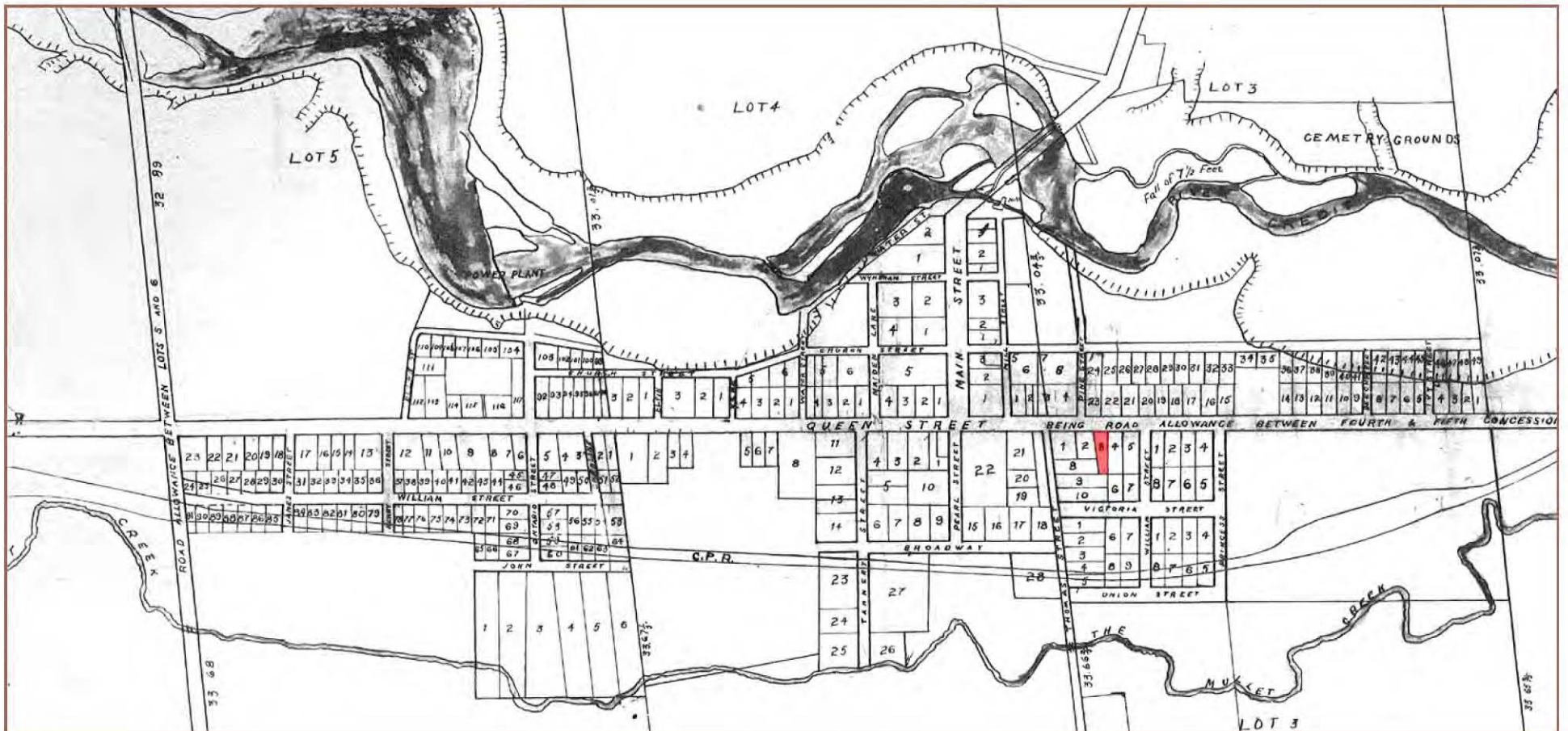
Aerial view of 254 Queen Street South, Streetsville.
Source: City of Mississauga - <http://www.mississauga.ca/eMaps>



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

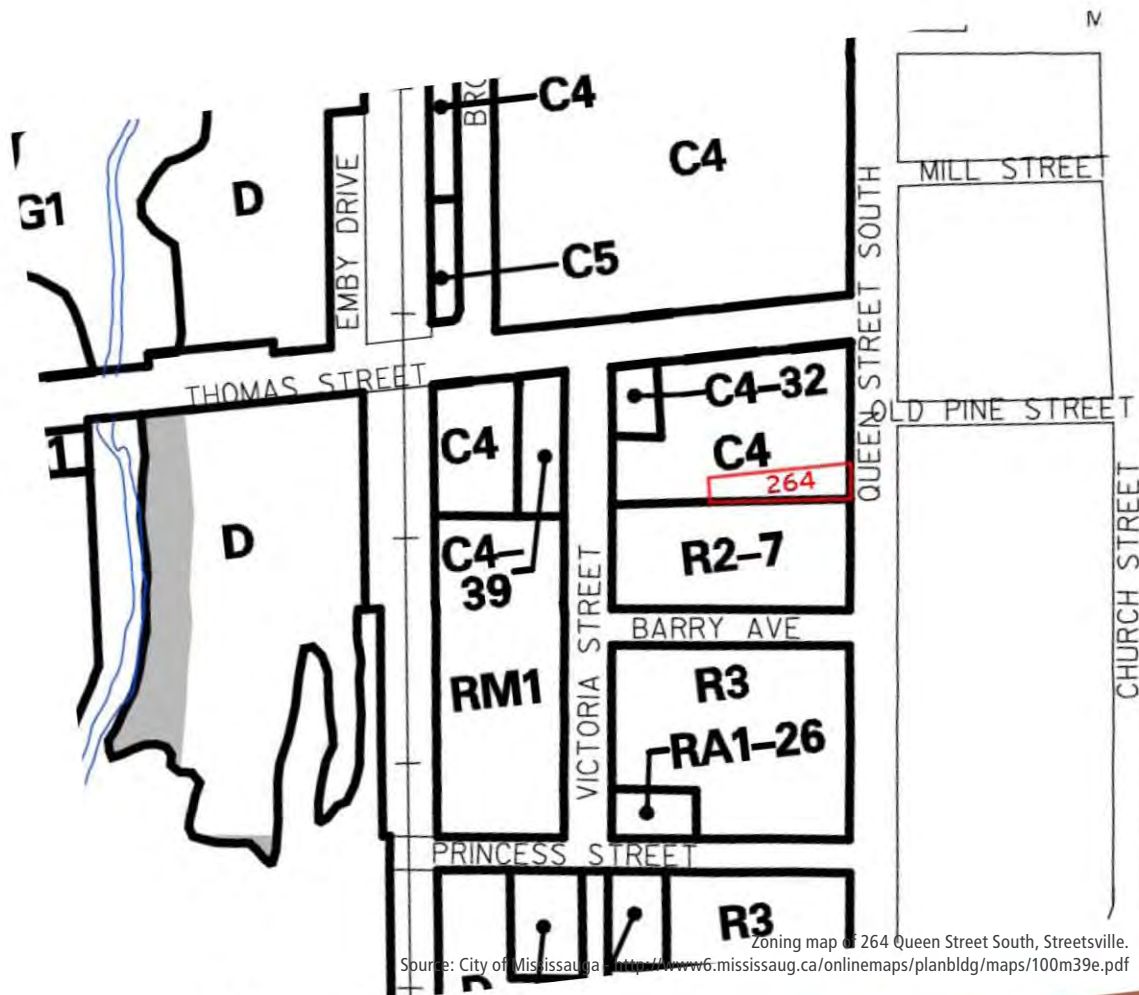
THE BOWIE MEDICAL HALL - HERITAGE REPORT

LOCATION



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

ZONING



The adjacent zoning map from the City of Mississauga's website indicates the property at 264 Queen Street South is zoned a C4 Commercial Zone.

The property to the north west is zoned a C4-32 exception and the property bordering on the south is zoned an R2-7 (detached dwelling zone) exception.

THE BOWIE MEDICAL HALL - HERITAGE REPORT

HISTORICAL SIGNIFICANCE

HISTORICAL BACKGROUND

The building at 264 Queen St South has had a varied past.

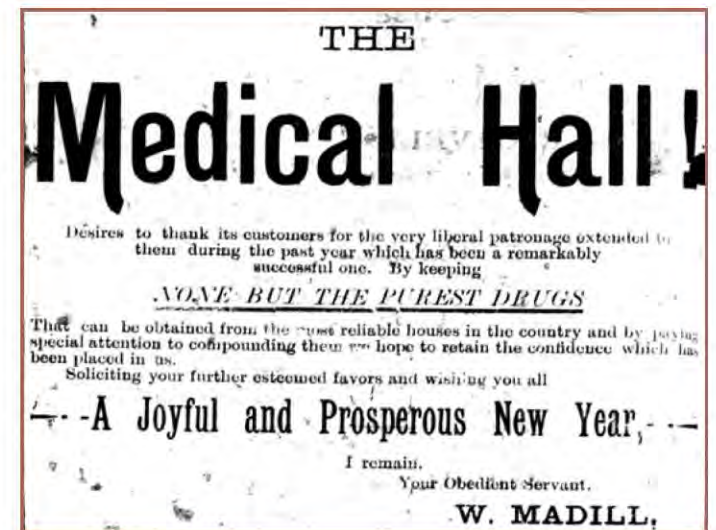
The original building, a wooden structure, was built by W.H. Patterson in 1820 on his property at the northwest corner of Queen and Pearl Streets where it served as the R.W. Patterson Store and Post Office from 1840 to 1857*. The building and property was subsequently sold to Robert Graydon and in 1876, Graydon moved the building to a corner of his site when he constructed a new brick building for his store, post office and private residence. In 1878, the building was purchased by George Allen and relocated to its present site at 264 Queen St. S, directly adjacent to Allen's residence which later became the United Church Hall. Several additions and renovations are still evident on the exposed brick walls.

Early land registry records indicate a rather large financial transaction of \$600 occurred in 1876 when James Gooderham owned the property. Gooderham, a former Reeve of Streetsville, was instrumental in the establishment of the Credit Valley Railway which was completed in May 1879. It was reported that local farmers, opposed to the railway due to fears of possible tax increase, said "I hope the first train through breaks your neck" and that is exactly what happened! James Gooderham was thrown from the first Streetsville railway car, hit his head on the tracks and died the following day.

In 1878, Gooderham sold the property to George Allen.

The first recorded commercial activity within the building occurred in January 1890 when Mr. W. Madill, a druggist who leased the building thanked his loyal customers for their patronage to his business "the Medical Hall" in an advertisement placed in the local newspaper,

* Graydon Papers: notes by Mabel Graydon 1956.



Jan 3, 1890. "The Streetsville Review Newspaper".
Source: Peel Art Gallery, Museum and Archives. Brampton ON

Streetsville								
lots on East 1/2 lot No 3 in 5 th Concession West N. S.								
No. of Instrument	Instrument	Its Date	Date of Registry	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REM.
North of William St. & Victoria St. - 13 th 1861								
Lot No 3								
9972	BtS	26 Feb 1862	1. March 1862	William Thordam et al	Hugh P. Savigny	all		
9973	"	"	"	Hugh P. Savigny	Thomas Thoroughness	"	\$100.00	
9974	D. Poll	15. March 1861	"	Friedrich W. Sanders	Hugh P. Savigny	"	£80.-	

Excerpt from Historical Land Registry Files - Lot 3 (1862 - 1861)

Lot No 3								
15638	Wille	11 Mar 1864	12 Apr 1864	Thomas Thoroughness		all		Hold. Lands
15639	BtS	23 Sept 1867	3 Apr 1869	Adam Simpson et al	Joseph Congdon	all	\$130	
92	BtS	17 Oct 1872	2 Jan 1873	Joseph Congdon et al	Wm Congdon	"	130	
105	BtS	20 Feb 1873	29 May	Wm Congdon et al	Sat Goodenham	"	200	
15636	BtS	23 April 1875	21 Jul 1876	Sat Goodenham et al	G. H. Falconer	"	167	
15637	BtS	4		G. H. Falconer	Sat Goodenham et al	"	600	
234	BtS	23 Feb 1878	21 Dec 1878	James Goodenham et al	George Allen	"	150	
Carried to Page 151								

Excerpt from Historical Land Registry Files - Lot 3 (1864 - 1878)

804	BtS	31 Dec 1897	6 Jan 1898	Rebecca Allen (Maid)	Thomas James Bowie	all 3 1/2	1100.	
805	Mt	3 Jan 1898	"	Thomas James Bowie et al	The Reliance L & S Coy	"	800.	not regd in books
2272	MORTGAGE	30 Mar 1946	27 Apr 1946	Reginald H. Broadbear et al	Violet M. Bowie	all	\$7500.00	
2280	Grant	30 Mar 1946	27 Apr 1946	Violet M. Bowie	Reginald H. Broadbear	all	\$3500.00	
See Deposit No. 1230							Trans. Co. detailed.	
2437	D. M.	22 Jan 1948	31 Jan 1948	Violet M. Bowie	Reginald H. Broadbear	dischargg.	No 2277	

Excerpt from Historical Land Registry Files - Lot 3 (1898 - 1948)

Source: Peel Art Gallery, Museum and Archives, Brampton, ON

THE BOWIE MEDICAL HALL - HERITAGE REPORT

HISTORICAL SIGNIFICANCE

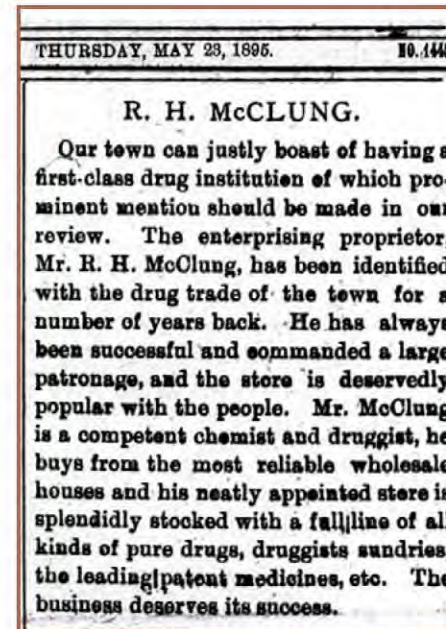
In December 1890, Richard. H. McClung acquired the Drug Business and ran a similar advertisement notifying Madill's former customers of the change in ownership. McClung, an entrepreneur, was also credited for being the second Bell Telephone agent in Streetsville and subsequently ran the toll office out of Maxwell's Drug Store in 1899.

In 1893, Dr. Thomas Innis Bowie, the son of Scottish immigrants from Embro, Ontario established a Medical practice in Streetsville after completing his training at Trinity Medical School. He first opened his office in the building occupied by R.H. McClung's Drug Store. In 1897, he married Harriet Jennie Hardy, a local girl.

In 1898 he purchased the entire property at 264 Queen St. South from the widow of George Allen along with the drug business from McClung and renamed the business T. I. Bowie MD Medical Hall. He proceeded to live upstairs in the building with his family.

As a typical "country doctor" Dr. Bowie had a keen interest in horses and the breeding of horses. The stables at the rear of the property where used to house his horses, carriages and sleighs. His daughter Violet Bowie recalls that her fathers' practice was so demanding that he regularly travelled 30 to 40 miles per day, often going out in the middle of the night in zero degree weather, even though he knew he might not payment for his services. Fortunately, Dr. Bowie's office was ideally situated adjacent to the local Blacksmith shop at 262 Queen St. South. In 1897, the current Blacksmith, Lewis Pope "announced to the inhabitants of Streetsville that he was prepared to shoe your horses at the rate of \$1.00 a set for new shoes, cash, and 10c each for removal. Carriages and wood work promptly attended to."* Unfortunately, the building that originally housed the Blacksmith shop at 262 Queen St. was demolished in April 1992.

* -Notes by Mary Manning 1992



May 23, 1895 "The Streetsville Review Newspaper"
Source: Peel Art Gallery, Museum and Archives. Brampton ON



Dec 12, 1890 "The Streetsville Review Newspaper"
Source: Peel Art Gallery, Museum and Archives. Brampton ON

HISTORICAL SIGNIFICANCE

In addition to his medical duties, Dr. Bowie served as surgeon for the CPR; Streetsville Health Officer; secretary to the first Streetsville Red Cross Society and directed the operations for the administration of immunization serums and vaccines. Dr. Bowie also extracted teeth, tested eyes and fitted people with glasses as for many years there was no resident dentist or optometrist in Streetsville.

In 1904, Dr. Thomas Innes Bowie was appointed the local bell agent, and the main bell telephone and switchboard office for Streetsville were relocated into the building at 264 Queen St. S. By this time, three other telephones had been installed at the Canadian Pacific Railway Station, the National Woolen Mills and the Livery Stable of Mr. W. H. Rutledge, the Bailiff. These were long-distance magneto wall sets. By 1908, there were seven telephones and in 1910 Bell Telephone canvassed the area and installed 39 more. To accommodate the increase a new #117 switchboard was installed with the capacity to handle 30 local and ten long-distance lines. By 1912, there were 80 subscribers and the two year old switchboard had to be replaced. With the increase in operation, Dr. Bowie could no longer handle the business any longer and so the telephone office was relocated to Mr. A. G. Smith's Stationary and Photo supply store at 208 Queen St.

Dr Bowie served as the Warden of Peel County in 1908. He was listed as one of the "Peelmen Oversees" when he enlisted to serve in the Canadian Army Medical Corps (CAMC) as a Lieutenant during WW1.

Bowie served two terms as the Streetsville Reeve from 1906 - 1908 and then again from 1916 - 1917. In his capacity as Reeve, he realized the potential of the Credit River for producing power and decided that the best site for a power plant was the Old Ontario Mills. A new dam was constructed in 1906 at a cost of \$22,500 and a generator installed within the original walls of the old flax mill. The water supply pump was operated from the same generator so the village was supplied with both water and electricity. Streetsville

**Spectacles and
Eye Glasses.**

Pedlars and Tramps can come to Streetsville and sell the Gullible Public cheap grades of Spectacles at high prices, and at the same time we are selling the best goods at reasonable prices and guarantee satisfaction or refund your money. Call and have your eyes tested and properly fitted.

R. H. McClung, - Medical Hall.

Feb 15, 1894: "The Streetsville Review Newspaper".
Source: Peel Art Gallery, Museum and Archives. Brampton ON

Bugs and Insects. Bugs and Insects.

Pure Paris Green

The best is always the cheapest. We have just received from a reliable house a consignment of Pure English Paris Green and can guarantee the quality. Insect Powder the finest quality for destroying Flees and all kinds of Insects. Insect Powder Guns. Poison Fly Paper. Sticky Fly Paper.

R. H. McCLUNG.

Aug 27, 1891 Streetsville Review
Source: Peel Art Gallery, Museum and Archives. Brampton ON

—The annual meeting of the Farmers' & Mechanics' Institute, Streetsville, was held in the Reading Room on Monday night last, A. R. Fawcett, retiring President, in the chair. After attending to the various items of business, it was suggested that the Directors make a special effort during the year to increase the membership of the Institute and otherwise promote its best interests. This suggestion assumed a practical shape when the Directors undertook to make a strong effort to secure at least five members each during the year. It is hoped that this wise resolve will be fruitful of good results and bring this most deserving institution more prominently than ever before the public. The following is a list of officers and directors elected for the current year:—

W. Couse, President.
Rev. W. T. Hicks, Vice President.
Miss T. M. Steen, Secretary.
Geo. Taylor, Treasurer.
Directors.—Messrs. W. McKeith, R. H. McClung, A. R. Fawcett, J. Wilson, and Miss H. Graydon. The Directors will meet for the appointment of a Librarian and other business on Tuesday evening next, at 8 o'clock, when a full attendance is urgently requested.

May 5, 1892 "The Streetsville Review Newspaper"
Source: Peel Art Gallery, Museum and Archives. Brampton ON

THE BOWIE MEDICAL HALL - HERITAGE REPORT

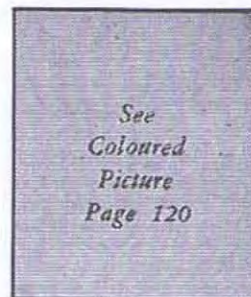
was the first municipally owned power plant and served Streetsville until it joined Ontario Hydro in 1934. The power plant continued to supply auxiliary power until 1960.

Bowie also served as chairman of the Streetsville Library board and in 1902 was instrumental in relocating the library to a permanent site after the purchase of the white frame house from Mrs. William Cunningham for \$200.

Upon his death in 1935, his daughter Violet Mary Bowie took over ownership of the property for his Plumbing and Heating business; his wife Irene's Flower business and living quarters upstairs.



Streetsville's 9 Wardens, 1876 to 1966



JOHN BARNHARDT
1867 Streetsville
Councillor, 1860
Reeve, 1861-62-65-66-67-68



WM. ANDREW
1889 Streetsville
Councillor (Dates unavailable)
Reeve, 1884-85-86-88-89



JOHN GRAYDON
1897 Streetsville
Reeve, 1895-96
No. 5 District Councillor,
1897-98



T. I. BOWIE
1908 Streetsville
Councillor, 1903-04-05
Reeve, 1906-07-08



O. R. CHURCH
1923 Streetsville
Reeve, 1919 to 1924
Councillor, 1929-30



C. E. CANTELON
1943 Streetsville
Councillor, 1937 to 1940
Reeve, 1941 to 1944-46-47



G. H. MONTEMURRO
1951 Streetsville
Reeve, 1948 to 1952



W. C. ARCH
1956 Streetsville
Councillor, 1941 to 1948,
1950-51, 1958-59
Reeve, 1953 to 1957



J. J. GRAHAM
1966 Streetsville
Councillor, 1964
Reeve, 1965 and 1966

Streetsville's County of Peel Wardens.

Source: Peel Art Gallery, Museum and Archives. Brampton ON

HISTORICAL SIGNIFICANCE

According to the City of Mississauga Planning records, the building was reclad in 1964 with a new brick façade. It is not recorded when the excavation to lower the basement of the main part of the building occurred, but the work must have been significant, since the underpinning of the foundations required bench footings of nearly 6-7ft. An exterior enclosure to house the access stairway was also added on the southern front corner of the building which was clad in painted wood siding. There is also evidence of a fire damage that appear to have destroyed the middle to rear portion of the building, however no documentation was recorded, but evidence remains in the charred ceiling.

In 1946 Reginald N. Broadbear purchased the building from Violet Bowie for his wife Irene's Flower Shop. Reginald ran his Plumbing & Heating Business out of the barn at the rear of the property.

From this point on a number of various retail businesses have occupied the building. These include Bruno's Pizza, Meredith Flowers & Gifts; Peel County Pine (Furniture); My Sisters Cottage and finally Savannah Rowe (Women's Clothing).



Source: Peel Art Gallery, Museum and Archives. Brampton ON

THE BOWIE MEDICAL HALL - HERITAGE REPORT

HISTORICAL SIGNIFICANCE

SUMMARY

The building at 264 Queen St. S has played an important role in the development of the Village of Streetsville. The Building itself has served the Streetsville community in various capacities over the years. The most important include the first Post Office (1840 to 1857); First Apothecary and Medical Hall (1879 - 1833); the first Bell Canada Switch Board Office (1904 - 1912).

In addition, a number of significant individuals have been involved with this building during its lifetime. The most important was Dr. Bowie, a leading citizen of the community, whose numerous contributions helped to shape the development of Streetsville community of its day. His contributions included:

1. In charge of the Local Board of Health to further the health and welfare of the local residents by his commitment to improving the living conditions of the day.
2. Served as Chairman of the Streetsville Library & local School Board.
3. Served as Reeve of the Village from 1906-1908 and 1916-1917
4. Served as Warden of Peel County in 1908.
5. Involved with the creation of the Streetsville Electric Light and Power Plant.
6. Ran the Bell Telephone agency from his home from 1904-1913.
7. Wrote a professional column in the local newspaper "The Review".
8. Member of the Independent Order of Foresters and the River Park Masonic Lodge.
9. Lieutenant in the Army Medical Corps during WW1.
10. Member of the Board of Management of the Presbyterian Church. In 1925 he became involved with the United Church.

The building at 264 Queen St. S. has important historical significance as the site has played an important role in the development of the Village of Streetsville.



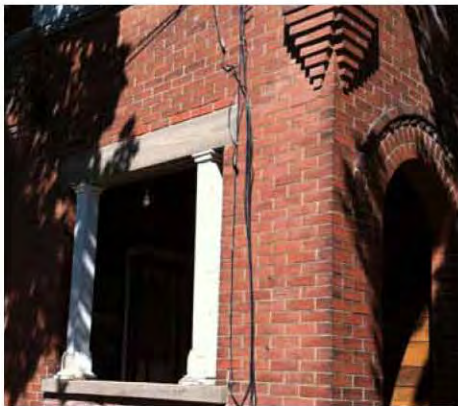
Source: Peel Art Gallery, Museum and Archives. Brampton ON

ARCHITECTURAL SIGNIFICANCE

The Bowie Medical Hall, originally a wood clad structure, has seen many significant architectural changes over its lifetime. The City of Mississauga lists the style of the building as Classical Revival. The building has the simple vernacular form and materials of the earlier loyalist style with some influence of the Romanesque style in the radiating brick voussoirs.

The character contributing architectural elements are as follows (see photo's included)
Key Features

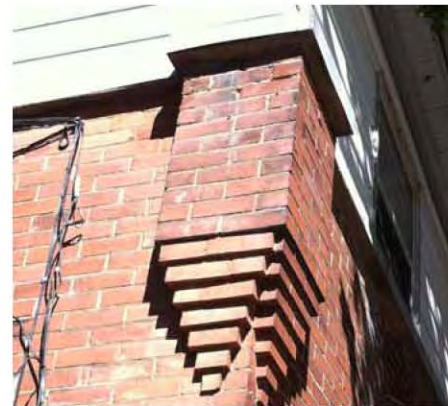
1. River Stone Foundation.
2. Two storey red clay brick cladding.
3. Gable façade.
4. Eastern symmetrical 3-bay façade is not original
5. Double hung sash two over two windows.
6. The original windows have radiating brick voussoirs.



Square Empire Columns painted white frame the Portico opening.



Front entrance to Portico. Original brick veneer has already been removed.



Detail of decorative brick Corbel step outwards from the vertical face of the wall.



Detail of Arch over Portico entry.

Noted features:

1. South enclosed entry, a later addition.
2. Three section opening in portico is subdivided by columns on south side with corbelled brick corners are part of the later addition.
3. Unusual arched portico entrance offset from the storefront.
4. Floor joist in the original front section of the building are hand hewn logs, obviously installed before the advent of milled lumber.
5. An original fire place is still intact on the second floor north wall of the original building.

Over the years many changes have impacted the building. The most important was the cladding of the original wood structure in red clay brick when the building was moved to its current location in 1878. An Angel Stone façade was installed over the existing brick storefront in 1963 to update the look of the building.

THE BOWIE MEDICAL HALL - HERITAGE REPORT

ARCHITECTURAL SIGNIFICANCE

There is evidence of a fire that occurred within the rear portion of the building. The fire did substantial damage as it appears that most of that portion of the building was rebuilt including floor joists and staircase. Evidence of the "charred" damage is still evident on the underside of the roof plywood.

The exterior façade of the building is worn. The red clay brick shows signs of significant wear and there is evidence of shear cracking due to improper load distribution in the mortar lines. The brick on the North wall is especially bad. It became visible in 1992 when the adjacent 2-story brick house, the former Blacksmith Shop, was demolished by current owners, the Lee Family. There is also water damage due to missing or improperly located downspouts.

A significant renovation occurred in later years when the basement of the original building was underpinned with substantial bench footings. A concrete staircase was

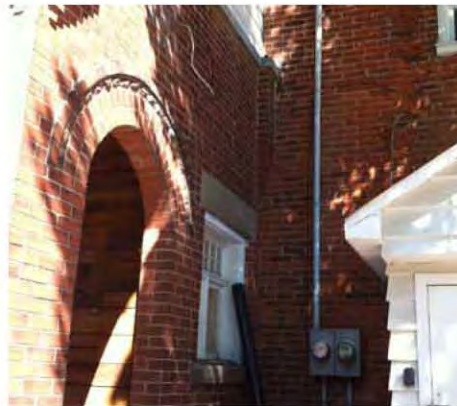
poured to provide access from the exterior at the south side and a dedicated entrance, complete with walls and gable roof were built to protect the entrance.

The complete interior of the building has been removed by the present owner to stabilize the structure and only the floor joists, exterior walls, staircase, fire place, front porch and roof remain. Nothing of architectural value remains. It would be of interest, however, if the current owner could expose some of the heavy boarding and structure.

In summary, the Bowie Medical Hall is not unique in its style but rather a contextually important and early building compatible in character with others comprising the Streetsville Downtown.



North brick wall of building was exposed after the Blacksmith shop was demolished in 1992.



White siding clad entry to basement is located within close proximity to front steps of Portico. The enclosure is a later addition that could be removed if required.

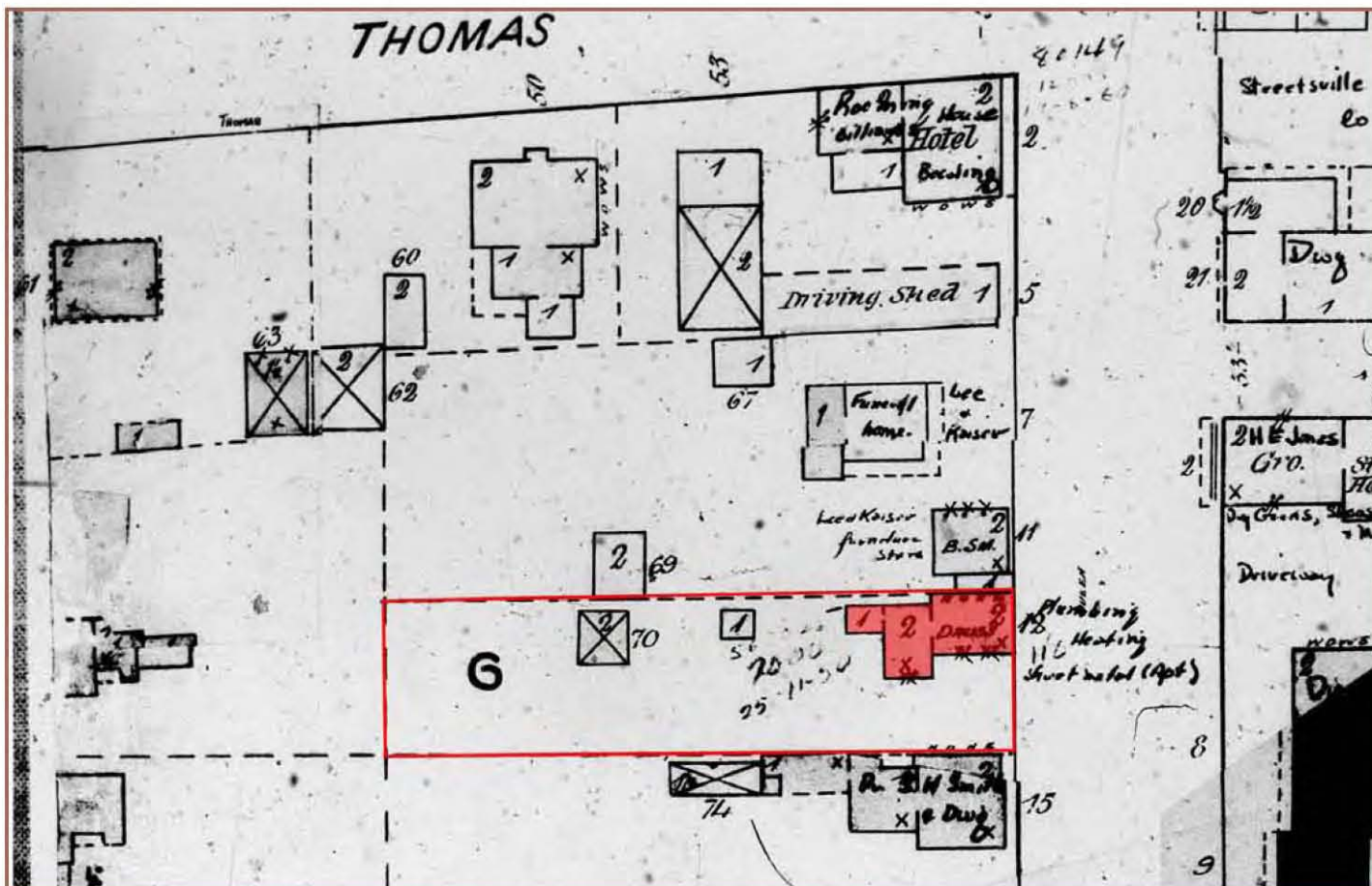


North wall shows evidence of an exterior addition.



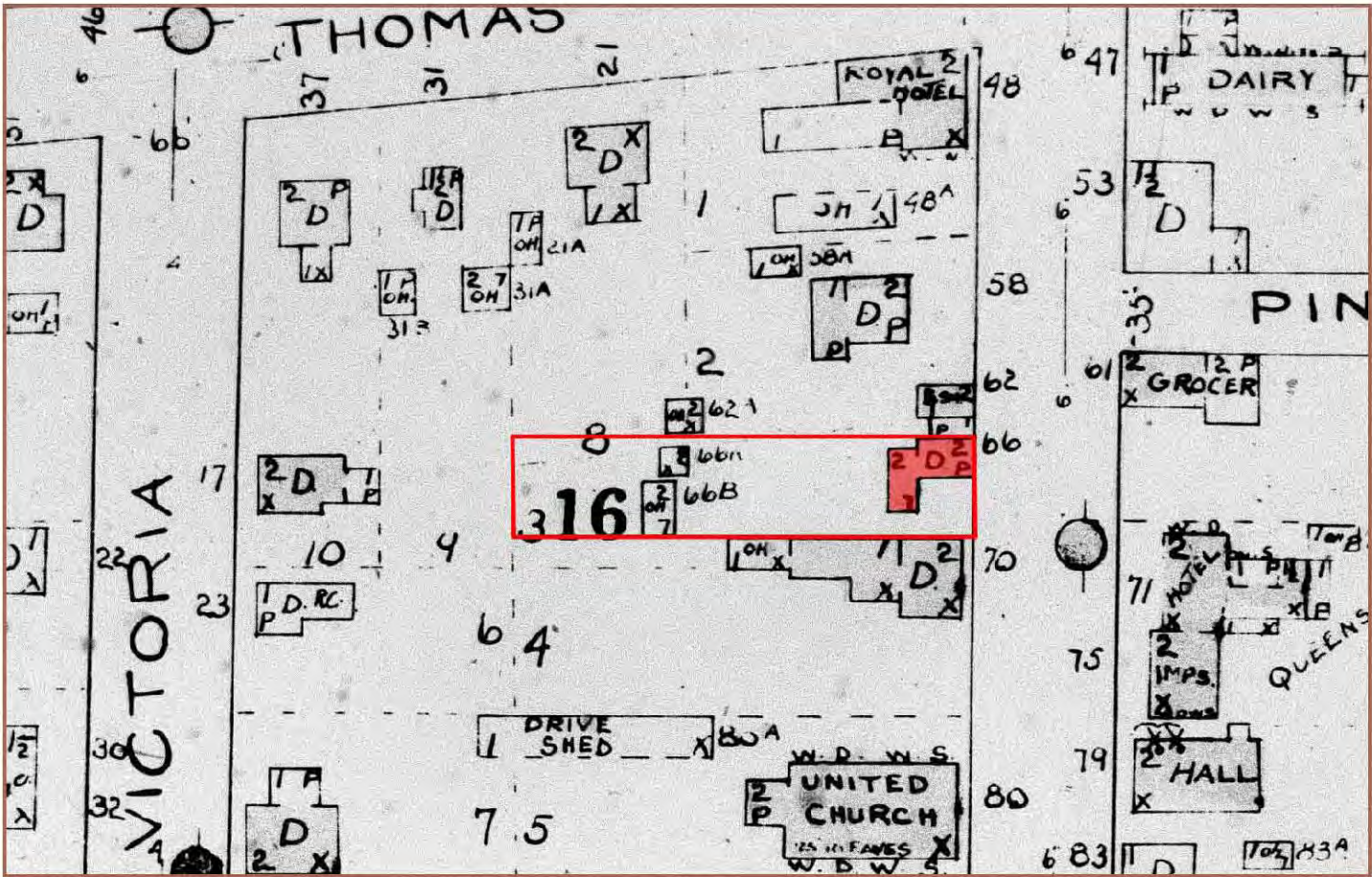
Detail view of the original river stone foundation requiring repointing. Note crack in masonry between additions.

CONTEXTUAL SIGNIFICANCE



1884 - Fire Map of Streetsville
Source: Peel Archives, Brampton, ON

CONTEXTUAL SIGNIFICANCE



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

CONTEXTUAL SIGNIFICANCE

Streetsville, considered the "Village in the City", boasts streetscapes that have been left relatively unchanged for more than a century. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village. The main character of the downtown retains the character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of Queen St. and large lots with mature trees are typified in the south end transitional approach to the Village. Care should be taken to ensure that the appearance of Streetsville, including existing heritage properties is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. Preservation of the character of these streetscapes is vital to local residents and historians alike.

The Bowie Medical Hall at 264 Queen St. South is situated in the "hub" of the Commercial and Historical District of Streetsville. Thomas St, directly to the north of the building remains the main westerly access to the village with Queen St (Mississauga Rd.) as the main north/south access. As such it serves a prominent position in the community.

Streetsville is home to the largest concentration of historic buildings in the City of Mississauga, many of which have served different purposes over the years. The Bowie Medical Hall is located between numerous historical buildings; the Streetsville United Church (c.1876) at 274 Queen St. S.; the former Royal Hotel (c. 1876) at 248 Queen St. S. The Franklin House (c. 1855) at 263 Queen St. S; Odd Fellows Hall (c. 1875) at 271 Queen St. S. and St. Andrew's Presbyterian Church (c. 1868) at 295 Queen St. S. are directly across the street. The heritage loss of the adjoining former Blacksmith Shop at 262 Queen St. S. impacted the streetscape and loss of further remaining heritage buildings will serve to diminish the "quaintness" of the Village. Renovations and additions that not sympathetic to the character of the original buildings will lead to depreciate the flavour of the streetscape.

In conclusion, the Bowie Medical Hall is an important contextual landmark given its important role in the history of Streetsville and its proximity to historical buildings.



Falconer's Store - 257 Queen St. S.



Odd Fellows' Hall - 271 Queen St. S.



The United Church - 274 Queen St. S.



The Royal Hotel - 248 Queen St. S.



The Franklin House - 263 Queen St. S.

Source of all Photographs: "Streetsville: from Timothy to Hazel" written by Kathleen A. Hicks. 2008

CONTEXTUAL SIGNIFICANCE

HISTORIC STREETSVILLE – SOUTH



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. MONTREAL HOUSE (c.1821) 210 Queen Street S.

John Barnhart's "Montreal House" is the oldest remaining structure in Streetsville and the oldest store in Mississauga. It was home to Barnhart's trading post and general store. Barnhart's son, Jabez, started a newspaper upstairs in 1843, which became the *Streetsville Review* when Solomon J. Barnhart, Jabez's brother, took over

publication in 1846. The first telephone exchange in Streetsville operated in the southern extension of this building.

2. GREIG'S HARDWARE STORE (c.1909) 214 Queen Street S.

This two-storey red brick commercial structure is where Robert Greig started his own hardware business. Greig was a Streetsville Town Councillor for 17 years and a Reeve for three years. For a time, the Masonic Lodge met upstairs. Early photographs were used to aid in the restoration of the building in 1987-88.

3. EATON-BENTLEY-LADNER BUILDING (c.1885) 228 Queen Street S.

John Graydon built this building presumably for Howard Eaton who operated a confectionery here. From 1949, the Bentley family operated a hardware store here, for 40 years. A fatal fire in 1952 resulted in the removal of the original third storey. Eric Ladner reinstated the building's features and third floor in the 1990s based upon early photographs.

4. THE SIMPSON BLOCK (c.1865) 232 Queen Street S.

Thomas Simpson ran his "Mammoth House" store in this two-storey, flat-roofed red and buff brick building. In 1894 James Dandie purchased the building at auction, and operated his hardware store here for almost three decades. The small building adjoined to the Simpson Block operated as a law office and later as a post office from 1909 to 1919. The Simpson Block played an important role in the commercial history of Streetsville.

5. THOMAS MEWS (c.1908) 20 Thomas Street

Local builder Joseph Phair built this house that Dr. Stanley Smith utilized as both a residence and office. It has been converted to a commercial property with altered windows, but the original overall shape and form survives.

6. BURNS-DURIE HOUSE (c.1895) 30 Thomas Street

The Burns family initially occupied this house, which was built by John Graydon. A son, Kirby Burns, was a long-serving fire chief in Streetsville. The house was later

bought by Frank Steen who sold it to his son-in-law Wes Durie in 1948. The house features a gable roof with dormers, and a terra-cotta tile ornamentation.

7. FULTON HOUSE (c.1888) 34 Thomas Street

John Graydon built this residence for his sister, Sarah, and her husband, Joseph Fulton, an employee of Barbers' Mills. The intricately carved vergeboard and trim is the most elaborate in the village. The building is now used for commercial purposes.

8. CAMERON-GRAYDON HOUSE & STABLE (c.1900) 19 & 25 Thomas Street

After a fire in 1909 in which the Graydon General Store and house on Queen Street were lost, Robert Graydon purchased this house from A.W. Cameron. In 1937, while Ena Graydon Clipperton lived in the house, her second husband Wix Atkinson moved the brick stable adjacent to the house and had it converted into a one-and-a-half-storey home.

9. THOMAS PATERSON HOUSE (c.1847) 13 Thomas Street

Thomas Street was named after Thomas Paterson, the son of James Paterson who was known as the "Laird of Bonnie Braes". Thomas, who built this Colonial Regency house, was a merchant. The house features a handsome front entrance with sidelights and transom, long French windows on the main floor, and shallow brackets under the eaves. Thomas was a member of first council of the incorporated village in 1858. His wife, Agnes, ran a ladies' school in the village.

10. Former ROYAL HOTEL (c.1876) 248 Queen Street S.

The former Royal Hotel was built by Richard Crozier and was promptly leased by Thomas Harris, who lost his Globe Hotel to a fire in 1876. The Royal Hotel opened for business on May 11, 1877. The hotel was adversely affected by prohibition, and in 1916 was converted into a boarding house, dining room and pool hall. It was the last operating hotel in Streetsville, finally closing its doors in the late 1940s. The building was purchased by the Royal Bank of Canada in 1955, and operated as a bank until 1977.

11. STREETSVILLE UNITED CHURCH (c.1876) 274 Queen Street S.

By the 1870s, the Wesleyan Methodists had outgrown their chapel, which stood at the corner of Maiden Lane and Church Street. Egerton Ryerson laid the corner stone for a new building in 1875. The church opened for worship the following year. In 1881 the three branches of Methodism merged and in 1925 they were joined by roughly half of the village's Presbyterian membership to form the modern United congregation. The building is of High Gothic Revival style, with pointed windows and dichromatic brick detail on the east facade. The modern red brick additions were added in 1950 and in 1965.

12. CUNNINGHAM'S TINSMITH SHOP (c.1860) 280 Queen Street S.

Throughout the second half of the 19th century, Matthew and William Cunningham operated their tinsmith shop in this board-and-batten structure. In 1902 the building became the Streetsville Public Library when the collection of books of the Farmers' and Mechanics' Institute were relocated from the Odd Fellow's Hall. The library continued in operation here until 1967, when the new library building was constructed as a centennial project. Looking down Barry Avenue you will see the Cunningham Brothers' houses (built circa 1860) at 11 and 19 Barry Street. Both houses are fine examples of the regency style, and remain private family homes today.

13. BAMFORD HOUSE (c.1875) 292 Queen Street S.

The Bamford family owned a lot of property in the vicinity of Princess and Queen Streets. The Bamford house, presumably built by Christopher Bamford is an excellent example of High Victorian Eclecticism, featuring handsomely carved woodwork in the gables and around the veranda. The wood plank siding has been cut and detailed to make it look like stone. This designated heritage home remains a private family dwelling today.

14. TAYLOR HOUSE (c.1887) 300 Queen Street S.

Built by local builder John Gardhouse, the house became the home of William Taylor, a local saddle maker, Police Magistrate, Streetsville Councillor and local Reeve. This is a one and one half storey red brick frame structure with a Credit Valley stone foundation.

CONTEXTUAL SIGNIFICANCE

15. FALCONER HOUSE (c.1881) 312 Queen Street S.

George Harvey Falconer, who operated a General Store in the Village, purchased the home shortly after it was built in 1881. His daughter Cora married Hector Graydon and lived in the Falconer family home for many decades. The Emersons purchased the house in 1968. The buff brick trim and bay windows are typical Victorian features.

16. GREIG HOUSE (c.1890) 316 Queen Street S.

This turn-of-the-19th Century house was the home of Robert Greig and Sophia Dandie. This red-brick home features a two-story bay window façade and hipped roof. The Greigs started Streetsville's first lawn bowling club on their southern lawn. The Woodruff and Brownridge families later owned the house.

17. STREETSVILLE GRAMMAR SCHOOL (c.1851) 327 Queen Street S.

Streetsville's Grammar School was the first secondary school in Peel County. Initial enrollment was 15-20 students in the original rear wing of the building. The front addition with the landmark tower was erected in 1877 increasing the capacity to 80-100 students, who would journey from the surrounding area. As new schools were being built in the 1950s the building ceased to be used as a school. It was converted into a Town Hall and Police Station during the 1960s, and is now the Kinsmen Senior Citizens' Centre.

18. McKEITH-TOLTON HOUSE (c.1852) 317 Queen Street S.

John Davidson built this building for William McKeith, a hand-weaver at the Barber's Toronto Woollen Mills. It features a simple, symmetrical plan built from common-bond brick, and was typical of early residential housing. Former Streetsville Mayor William Tolton later owned it.

19. Former MEMORIAL PARK ENTRANCE Church Street & Queen Street S.

From 1843 Streetsville Memorial Park was the home of the Toronto Township Agricultural Fair and then the Streetsville Fair. Since 1973 the park has hosted Streetsville's annual Bread and Honey Festival held in June. The Festival was initiated by residents concerned

that Streetsville might lose its identity by officially becoming part of the City of Mississauga.

20. SCRUTON HOUSE (c.1850) 307 Queen Street S.

This is the former home of John Scruton, a village wagon-maker and carpenter. Many of the houses along Queen Street South range from the early 1850s into the 1920s, and reflect the evolving vernacular and heritage character of residential Streetsville, and most remain private family homes today.

21. STREETSVILLE MEMORIAL CEMETERY

South of St. Andrew's Presbyterian Church is the pioneer cemetery, known as the "Scotch Burying Ground". Timothy Street donated the land in 1824 for Protestant burials. He and many other early settlers are buried within the grounds. The gateway to the cemetery was erected in 1984 and features decorative stonework from the facade of Solomon Barnhart's house, demolished in 1966.

22. ST. ANDREW'S PRESBYTERIAN CHURCH (c.1868) 295 Queen S.

The Presbyterians, one of the oldest congregations in Streetsville, built a frame church in the 1820s located on the adjacent cemetery grounds. This church was replaced by the present building in 1868 during the ministry of Reverend Alex McKay. The red bricks used during construction came from the brickyards at Barber's Woollen Mills, just south of the village. Members of the general public volunteered to assist and two teams, the Scots and the Irish, were formed in order to erect the new church structure. The former Presbyterian Manse, used from 1872-1956, is located north of the Church at 287 Queen Street South.

23. ODD FELLOWS HALL (c.1875) 271 Queen Street S.

The fraternal society known as the Odd Fellows built this hall to serve as a meeting place and social centre, and it was frequently the site of concerts, dances and banquets. Sold in 1972, renovations made to the facade have left the once-ornate exterior quite altered from its original appearance.

24. FRANKLIN HOUSE (c.1855) 263 Queen Street S.

Originally built as a private residence for Peter Douglass, the building gets its name from its second owner, Bennett Franklin, who in turn sold the building to John Lennon. Lennon retained the name of the previous owner when he opened his "Franklin House" hotel in 1876. This popular establishment was forced to shut down when the Canada Temperance Act was passed by plebiscite in Peel County in 1914. The building narrowly escaped demolition in 1979 and today enjoys continued use as a commercial establishment. The balcony was added during renovations in 1989.

25. FALCONER GENERAL STORE (c.1860) 257 Queen Street S.

George Harvey Falconer purchased this building in 1882 and opened a general store. After his death in 1897, his son Charles carried on the family business into the 1930s. The store was later purchased by Harry Jones, and continued as a village general store until the 1950s.

26. Former MACHIN STORE (c.1900) 239 Queen Street S.

This building has served many commercial functions over its history, including W.J. Betts' bakery, Fred Ward's clothing store, and in 1936 became home to Machin's barbershop and dry goods store.

27. THE GRAYDON BLOCK (c.1891) 233-235 Queen Street S.

The Graydon Block was built in 1891 by John Graydon, but was owned and maintained by his nephew William John Graydon. For a time part of the building became home to the hardware store of Robert Greig, and over its history held numerous commercial businesses. Recent owners have rehabilitated the building and the structure retains its important architectural elements.



A Heritage Tour

Streetsville

South Section

The Village in the City



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

THE BOWIE MEDICAL HALL - HERITAGE REPORT

Municipal Address: 264 Queen Street South, Streetsville, Mississauga, ON

Date: Nov. 07, 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		Original building was built by W.H. Patterson in 1820 and was the Town of Streetsville's Post Office from 1840 to 1857. The building was relocated to the current site and owned by a former Reeve of Streetsville, James Gooderham who was instrumental in the establishment of the Credit Valley Railway. The building is most notably recognized for its association with Dr. Thomas Innis Bowie. He continued the building's use as a medical hall and served the community as a typical country doctor. Dr. Bowie was a surgeon for CPR, the Streetsville Medical Health Office, Streetsville Red Cross Secretary, local Bell Agent, Warden of Peel County 1908 and Streetsville Reeve 1906 - 1908.
2. Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L		Important events associated with the building include the introduction of phone services to Streetsville, local power generation by damming the Credit River and its initial role as an early post office for mail delivery.
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L		Healthcare: The building's long association as a Medical Hall and the contributions of Dr. Bowie as a doctor, pharmacist and surgeon.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L		Its location on Queen Street among other heritage buildings of historical importance, physically portrays the commercial history of Streetsville and provides the opportunity through placquing and signage of the historical importance of the building to the public.
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. Robert Graydon is identified as the Owner and is likely responsible since it was his residence and business as the principle designer. He was a former Reeve and District Councillor.
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		264 Queen Street is a representative building form. The architecture is an Ontario Vernacular of the period which has its origins in Classical Revival with Romanesque influences. The facade is well proportioned and when restored shall be a good example of "main street" commercial architecture.
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L		The original building was a modest structure, only the south addition illustrates a degree of craftsmanship.
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L		Original structure was balloon framed and wood clad, an early traditional framing system.
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 adjoining Blacksmith Shop at 262 Queen St. S. impacted the streetscape and gave added visual prominence to 264 Queen St. S., as well, as added importance to the retention of the Medical Hall to preserve the prominence of the heritage streetscape.
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L		The Bowie Medical Hall at 264 Queen St. S. is situated in the "hub" of Streetsville's Historic commercial district - Mississauga's largest concentration of historic buildings.
11. Is a landmark.	E	VG	G	F	L		The building has become more visually prominent due to the north and its proximity to the street in contrast to the neighbouring buildings.

HERITAGE IMPACT

HERITAGE VALUE

Based on Alexander Temporale's evaluation the Bowie Medical Hall is worthy of designation due to its historical and contextual importance.

HERITAGE IMPACT OF PROPOSED DESIGN

ATA Architects worked with both the new building owner and the project designer, Peter Vozikas of Empire Design Company, to achieve a consensus of approach. The major concern of the building owner was the structural integrity of the building.

A portion of the north wall had received fire damage and was deemed to be structurally unsound. The letter from the Structural Engineer is enclosed in the appendix. Likely because the original building was frame with siding and later bricked, the masonry is not well attached to the original structure. The masonry on much of the north wall is structurally unsound. In addition the application of the "angelstone" front veneer added additional stress to the façade, separating the brick face from the side walls of the original building.

There are additional cracks due to the settlement of the rubble stone foundations and on the south side the brick façade between the basement entrance and the portico is also in poor condition likely due to the renovations that occurred along the south wall.

The proponent would have preferred to rebrick the entire building as a result of the structural problems that currently exist. In preserving a building of this age that has had numerous renovations and changes in use over time some compromises will have to be made.

The Owner is willing to fully restore the façade of the building i.e.:

- Remove the angelstone.
- Restore the two upper windows that were two over two.
- Restore the original storefront windows and a central wood door.
- Utilizing the existing brick on the façade and north side restore the brick front.
- Install wood signboards in keeping with the original appearance of the building.

In regards to the north façade the approach is as follows:

- Up to the west edge of the original building the brick shall be retained and repointed.
- The north wall of the addition will be reconstructed in red brick either reclaimed from the building or reclaimed from a building of similar age.
- The new construction will employ a compatible and complimentary brick that identifies the proposed addition as new.

In regards to the south façade, the approach shall be as follows:

- Retain the large brick opening and archway in the portico.
- Remove the existing basement access way.
- Replace the window and siding added during a later renovation with a complimentary new design and materials.
- Create a new entrance to the second floor stepped back from the storefront that will be fully glazed and will visually expose the existing south brick wall. The existing archway and portico opening will be fully glazed as well. The new stairway will not visually block the existing masonry arch feature or the corbelled brick details on the corners at the second floor.

HERITAGE IMPACT

- In general the windows in the original façade will be an accurate replication of the original wood windows; however, the balance of the windows will have a square top frame and sash.
- The new doorway in the addition on the south side shall be compatible with the character of the building.

In regards to the rear addition the intent is as follows:

- The rear addition should appear visually separate and clearly a recent addition to the historic building.
- The masonry and window openings should not replicate the existing design, but shall be complimentary.
- All new additions should employ the same materials, colours and detailing to visually denote the proposed 2012/13 additions.

In summary due to the poor condition of the building both internally and externally, major structural improvements are required to preserve the building which will impact the existing exterior shell. ATA has therefore recommended the full restoration of the façade as the mitigating measure to off set the renovation measures that must be undertaken.

The retention of the major features of the portico addition is also proposed as another mitigating measure. The portico is an attractive feature but is clearly part of a later renovation. The proposed design retains the features while providing an opportunity to provide a viable second floor entrance essential to the viability of the proposed renovation/restoration project.

In ATA's opinion the proposed mitigating measures minimize the negative impact of the rehabilitation measures on the character elements that distinguish the building.

Because the scope of work includes the restoration of the façade and the retention of the building's form and roof line the project will contribute positively to not only the building's heritage value but also to the streetscape.

Further, the building has a distinct and important history and a heritage plaque is recommended to be installed on the building or in the front courtyard in order to identify the historical importance of the building and the considerable contribution of Dr. Thomas Innis Bowie to the Streetsville community.

HERITAGE IMPACT

SOUTH ADDITION:

REQUIREMENTS FOR EXITS

The need for an entrance to the second floor office space from Queen Street is essential. Two means of egress are required that are well separated. As per Section 3.4.2.1 sentence 2 of the OBC

“A floor area in a building not more than 2 storeys in building height, is permitted to be served by one exit provided the total occupant load served by the exit is not more than 60, and

(a) in a floor area that is not sprinklered, the floor area and the travel distance are not more than the values in Table 3.4.2.1.A”.

264 Queen Street will have both retail and office use. The more restrictive is the Mercantile, Group E, which would be used as building classification. Given the floor area exceeds the 150 sq.m. given under Table 3.4.2.1.A for Group E Mercantile Occupancy 2 exits are required.

The existing storefront is very narrow and an internal front stair would both reduce the interior width of the retail space and would visually impede views through the storefront window into the retail store. In reviewing options, the inclusion of an internal stair restricts the display flexibility of the retail space.

In many older buildings in historic downtowns access to the second floor is from a side door fronting the street. Rear doors are used for servicing. ATA's offices function in this manner and many commercial buildings in the Streetsville retail district do so as well. In undergoing the extensive renovation, restoration and addition to 264 Queen Street, the viability of the second floor space for offices is essential. As part of that requirement, visible street presence, access, and address on Queen Street is a basic requirement.

Historic downtowns are a specialized market and street front visibility and access must be included for consideration by those willing to lease in such areas.

The proponent is creating a small outdoor area space to enhance the entry experience and to fully glaze the stairway exposing the south masonry wall and retaining the existing porch and its architectural details. The stairway entrance is recessed from the face of the store front. The design approach mitigates any negative visual impact that the entry might have.



Glass enclosed stair - Architects have been utilizing glass enclosed stairs for a long time. The adjacent photo is an early example.

Source: 1914 Cologne - Walter Gropius & Adolf Meyer,
<http://pinterest.com/dimsterarchitec/stairs>

THE BOWIE MEDICAL HALL - HERITAGE REPORT

HERITAGE IMPACT

EXAMPLES OF BUILDINGS WITH TWO ENTRANCES

The photographs below and on the following page were taken in Streetsville on January 27, 2013. They are examples of buildings with two entrances on the street front facade of the building. One entrance provides access to the ground floor and the other provides access to the second floor.



HERITAGE IMPACT



THE BOWIE MEDICAL HALL - HERITAGE REPORT

HERITAGE IMPACT

BRICK OPTIONS

There is more than one option in regards to suitable brick for the new addition to 264 Queen Street. In Alexander Temporale's opinion a brown taupe brick which references the colours of the stone foundations would be the best alternative given the range of brick already apart of the building envelope. Buff/beige brick; as well as, charcoal/black would be to harsh. Red brick would blur the definition of the latest addition from the existing building.

The illustrated manufactured bricks are some excellent examples of this approach. Of preference is the Casa Grande series by Pine Hall Brick which have an excellent range of brown, buff, taupe and grey tones within each brick style.



Casa Grande from Pine Hall



Southport from Pine Hall



Madison County from Brampton Brick

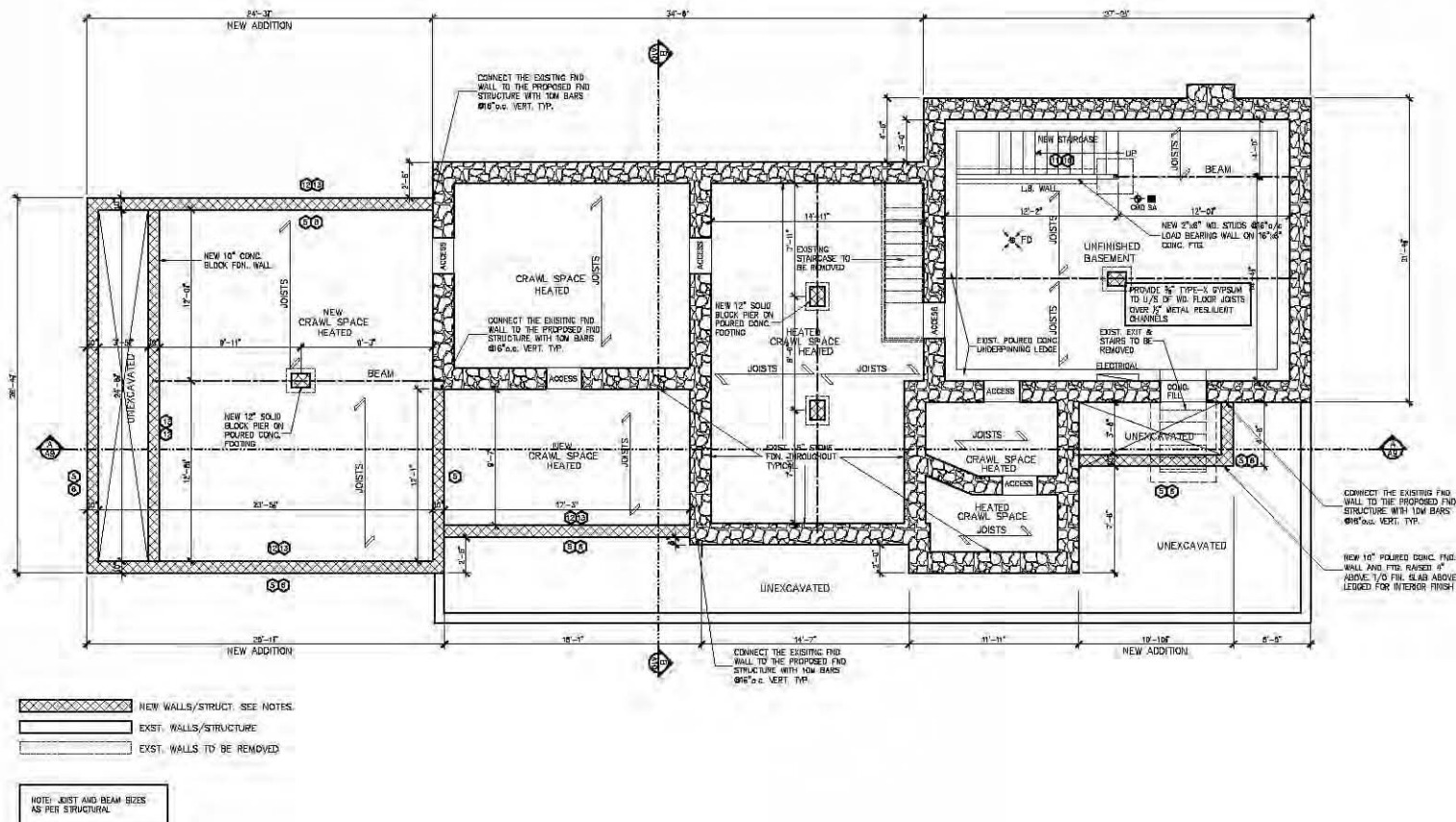


Buckskin from Endicott



Antique 752 from Endicott

FINAL DESIGN



Rev.	03	PV	01/11/12
Rev.	02	PV	19/08/12
Rev.	01	PV	24/07/12
Rev.	00	BY	DD/MM/YY

Revised	03	PV	01/11/12
Revised	02	PV	19/08/12
Revised	01	PV	24/07/12
Revised	00	BY	DD/MM/YY

MISSISSAUGA

The undersigned has undertaken and takes responsibility for the design and construction of the works shown on this drawing and for the compliance of the same with the provisions of the Building Code of Ontario and the Building Code of the City of Mississauga.

Project name: **MISSISSAUGA**

Project location: **MISSISSAUGA**

Project description: **MISSISSAUGA**

Project owner: **MISSISSAUGA**

Project architect: **MISSISSAUGA**

Project engineer: **MISSISSAUGA**

Project contractor: **MISSISSAUGA**

EMPIRE DESIGN COMPANY

PETER VOZIKAS

ARCHITECTURAL DESIGN FOR: RESIDENTIAL, COMMERCIAL, INDUSTRIAL

416-500-8888 VOZIKAS@HOTMAIL.COM

Metro-Wide General Contracting Ltd.

8942 Heritage Road Brampton, ON

SITE PLAN No. **SPM-12/189**

PROJECT ADDRESS: **264 QUEEN STREET S. Mississauga ON**

PROJECT: **ADDITION & RENOVATION**

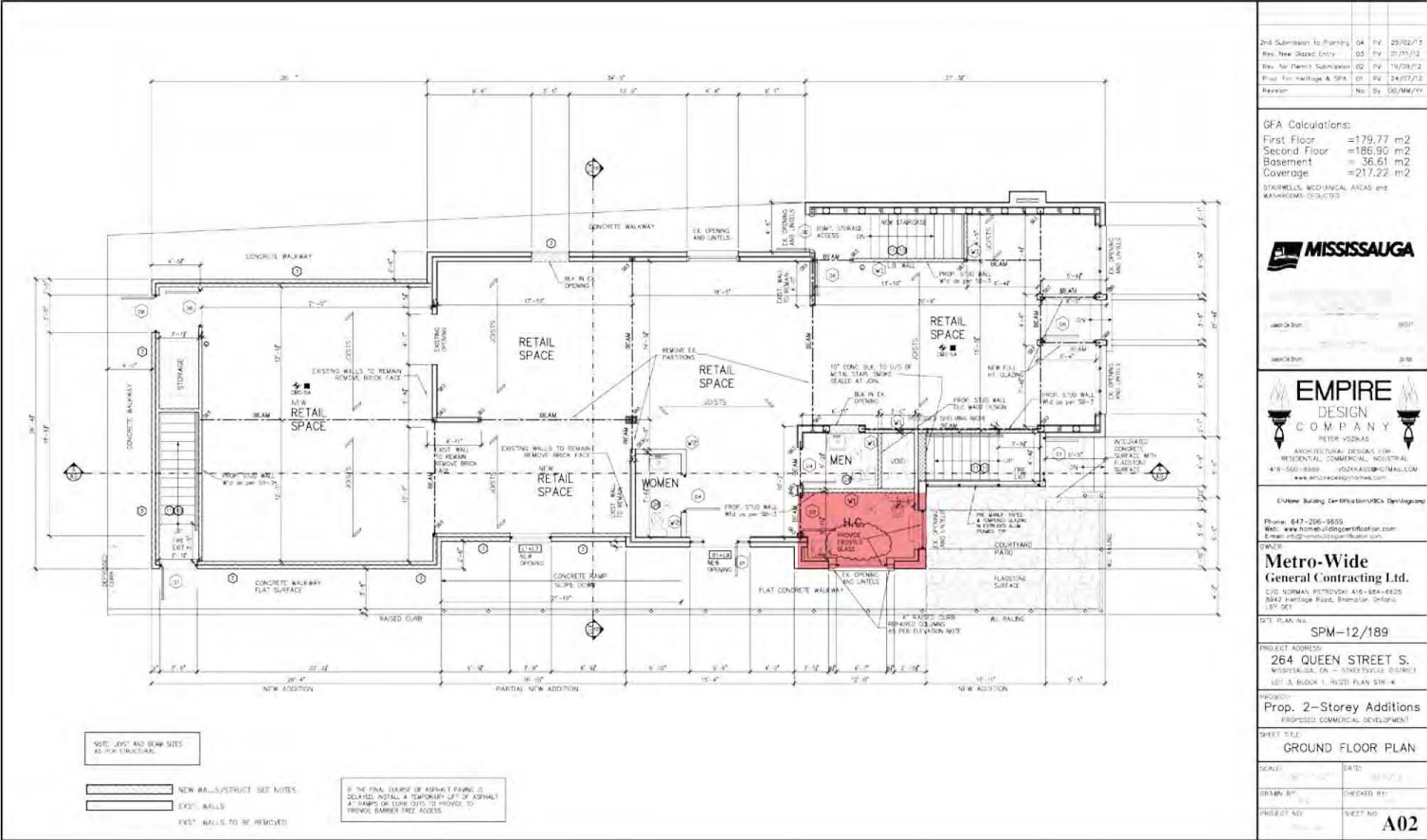
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SCALE: **1/8"=1'-0"** DATE: **APR/12**

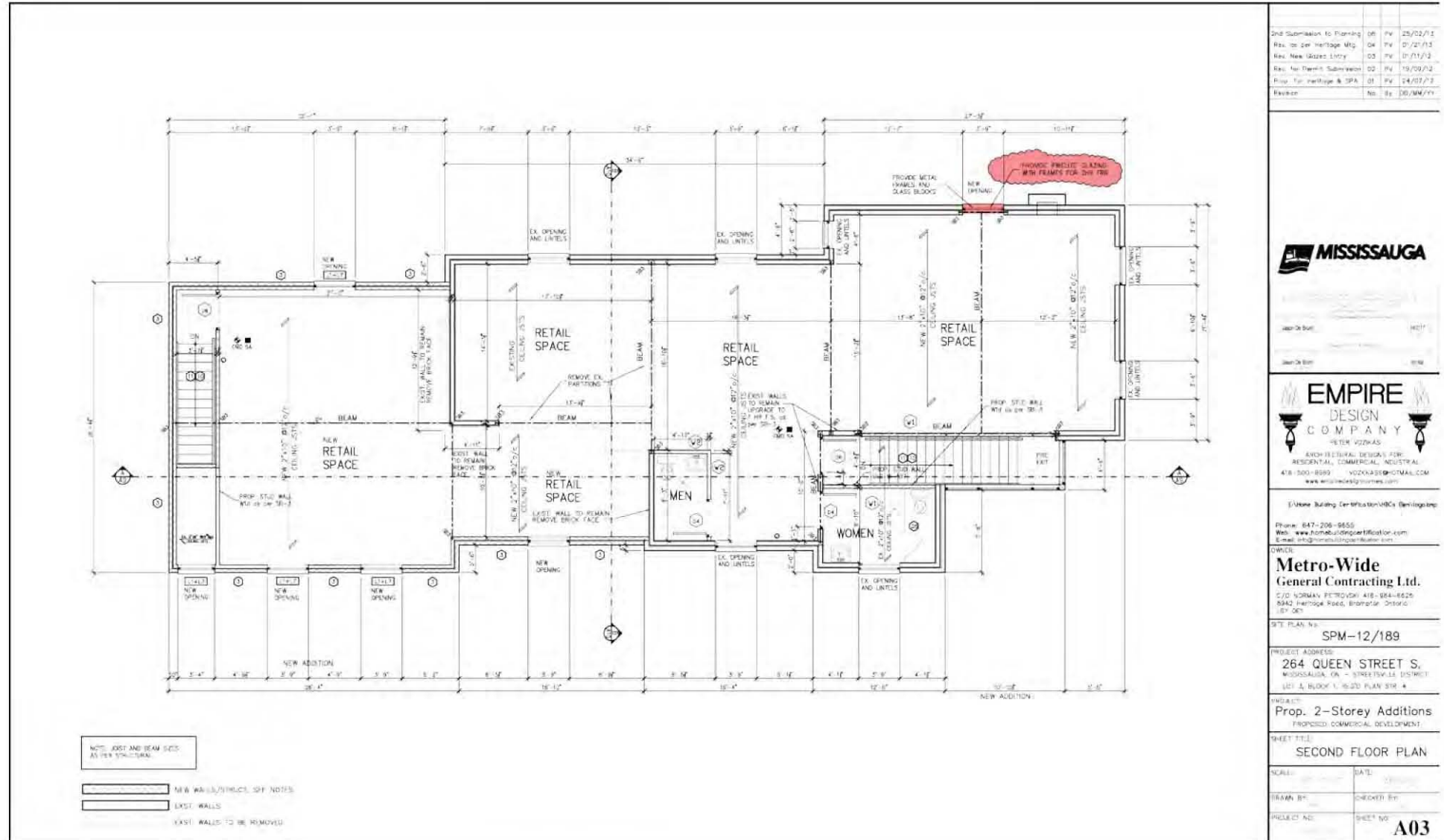
DRAWN BY: **PV** CHECKED BY: **PK**

PROJECT NO.: **012-02** SHEET NO.: **A01**

FINAL DESIGN



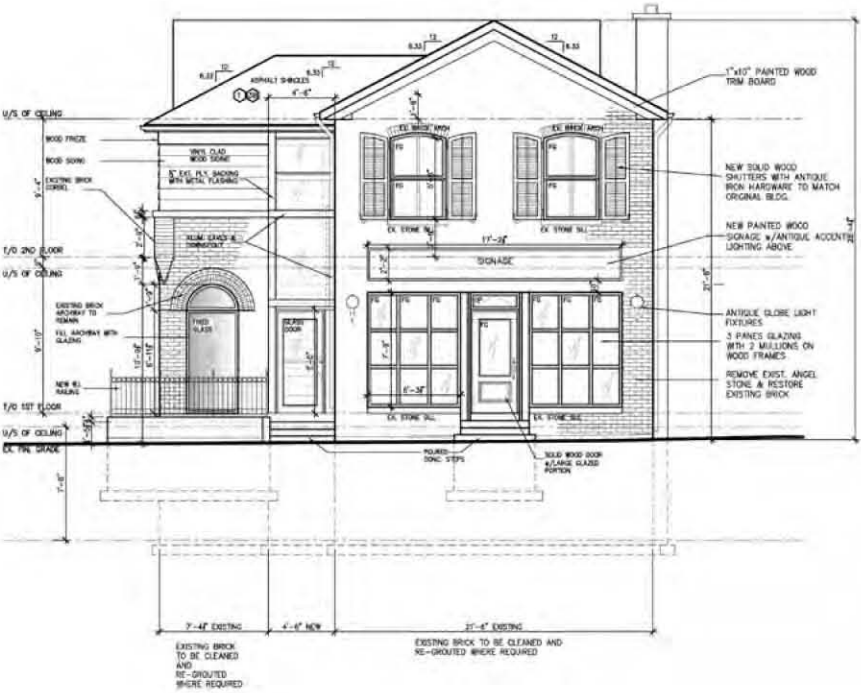
FINAL DESIGN



FINAL DESIGN

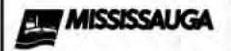


FINAL DESIGN



Classed Particular	08	PV	19/03/13
2nd Submission to Planning	06	PV	25/02/13
Rev. as per Heritage Mfg.	04	PV	01/21/13
Rev. New Classed Entry	03	PV	01/11/12
Rev. for Permit Submission	02	PV	18/09/12
Prop. for Heritage & SPA	01	PV	24/07/12
Revision	No.	By	DD/MM/YY

EBF = 61.61 M2
U/O = 16.78 M2
L/O = 0.00 M
% = 27.23 %



The undersigned has reviewed and approved the design for the above project and has no objection to the same being submitted to the relevant authorities for their consideration.

James De Bock
Architect
36311
1115

James De Bock
Architect
36311
1115

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www.empiredesignhomes.com

ENR Building Certification/ENR's DesignCamp
Phone: 647-206-9655
Web: www.hometoolingcertification.com
E-mail: info@hometoolingcertification.com

OWNER:
Metro-Wide
General Contracting Ltd.
C/O NORMAN PETROVSKI 416-884-8829
2642 Heritage Road, Brampton, Ontario
L6Y 0E3

SITE PLAN No:
SPM-12/189

PROJECT ADDRESS:
264 QUEEN STREET S.
MISSISSAUGA, ON - STREETVILLE DISTRICT
LOT 3, BLOCK 1, REGD PLAN STR-4

PROJECT:
Prop. 2-Storey Additions
PROPOSED COMMERCIAL DEVELOPMENT

SHEET TITLE:
FRONT ELEVATION

SCALE: 1/8"=1'-0"

DATE: APR/12

DRAWN BY: JWB

CHECKED BY: JWB

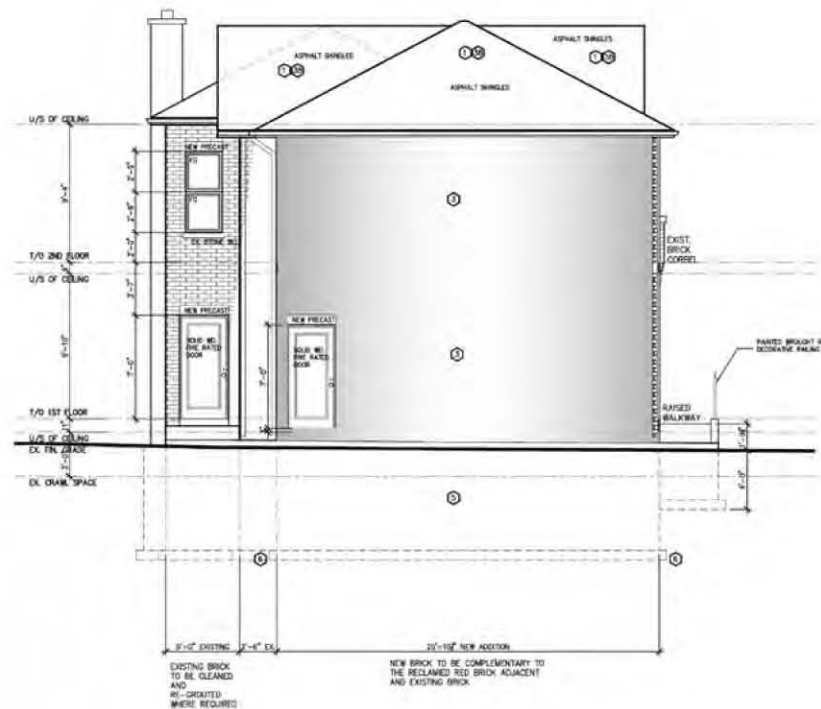
PROJECT NO: 212-02

SHEET NO: A05

FINAL DESIGN



FINAL DESIGN



Removal of Solder Course	06	PV	19/03/13
2nd Submission to Planning	06	PV	25/03/13
Rev. 10 per Heritage Mfg.	04	PV	01/21/13
Rev. New Glazed Entry	03	PV	01/11/12
Rev. for Permit Submission	02	PV	19/09/12
Prop. For Heritage & SPA	01	PV	24/07/12
Revision	No.	By	DD/MM/YY

EBF = 50.86 M2
 U/O = 0.00 M2
 L/O = 34.53 M
 % = 0.00 %



"We understand how time and cost are important to you. We keep you in the picture every step of the way. We are committed to your satisfaction and we will not stop until you are completely satisfied."

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 3651T
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 Web: www.homebuildingcertification.com
 E-mail: info@homebuildingcertification.com

Metro-Wide General Contracting Ltd.
 C/O NORMAN PETROVSKI 418-884-8825
 8942 Heritage Road, Brampton Ontario
 L6Y 0E1

SITE PLAN No.: SPM-12/189

PROJECT ADDRESS:
 264 QUEEN STREET S.
 MISSISSAUGA, ON - STREETSVILLE DISTRICT
 LOT 3, BLOCK 1, RES'D PLAN STR-4

PROJECT:
 Prop. 2-Storey Additions
 ADDITION & RENOVATION

SHEET TITLE:
 REAR ELEVATION

SCALE: 1/8" = 1'-0"
 DATE: M10/12
 DRAWN BY: PV
 CHECKED BY: PV
 PROJECT NO.: 02-02
 SHEET NO.: A07

REVISÉ - FEBRUARY 27 2013

Removal of Solder Course	06	PV	19/03/11
2nd Submission to Planning	04	PV	25/02/11
Rev. New Glazed Entry	03	PV	31/11/10
Rev. for Permit Submission	02	PV	19/09/10
Prop. For Heritage & SPA	01	PV	24/07/10
Revision	No.	By	DO/MM/YY

EBF = 178.60 M2
 U/O = 8.30 M2
 L/O = 1.20 M avg.
 % = 4.67 %

MISSISSAUGA
 City of Mississauga
 Planning Department
 1000 Hurontario Street, 3rd Floor
 Mississauga, Ontario L4Y 1A8
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 Fax: 905.874.2482
 Email: info@mississauga.ca

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 E-mail: info@homebuildingcertification.com

OWNER:
Metro-Wide General Contracting Ltd.
 C/O NORMAN PETROVSKI 416-964-6625
 8942 Heritage Road, Brampton Ontario
 L6T 0E7

SITE PLAN No.: SPM-12/189
 PROJECT ADDRESS:
 264 QUEEN STREET S.
 MISSISSAUGA, ON - STREETSVILLE DISTRICT
 LOT 5, BLOCK 1, REGD PLAN STR-4

PROJECT:
 Prop. 2-Storey Additions
 PROPOSED COMMERCIAL DEVELOPMENT

SHEET TITLE:
 NORTH ELEVATION

SCALE: 1/8" = 1'-0"
 DATE: APR 12
 DRAWN BY: PV
 CHECKED BY: PV
 PROJECT NO: 253-02
 SHEET NO: A08

STREETSCAPE PHOTOS

Note: Photos in this section were taken during site visit, June 25 2012

Southern view toward Streetsville United Church.



Northern view towards Thomas St. encompasses the Lee Funeral Home.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

STREETSCAPE PHOTOS

View of north wall of building at 264 Queen St. S..



West streetscape view of Queen St. above Thomas.



STREETSCAPE PHOTOS

East view of Queen St. below Thomas showing the Franklin House and Odd Fellows Hall..



North east view of building on Queen St. S.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

STREETSCAPE PHOTOS

View of Franklin House located directly across the street.



Banner on Queen St. celebrating Streetsville's historical roots.



View of front façade of building.



STREETSCAPE PHOTOS

View of the rear of the Property



View of the back of the building.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

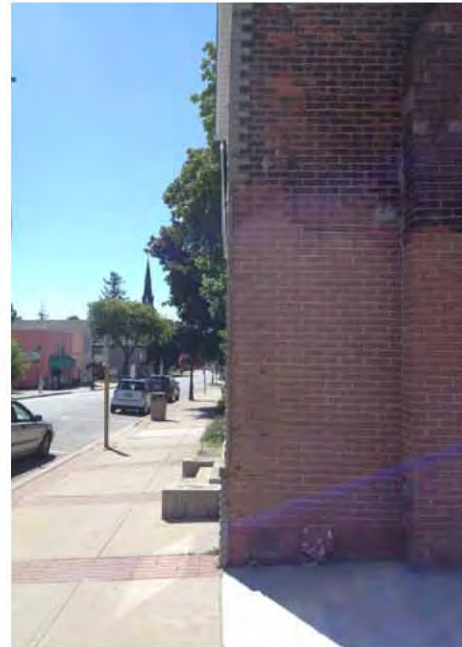
Note: Photos in this section were taken during site visit, June 25 2012

EXTERIOR PHOTOS

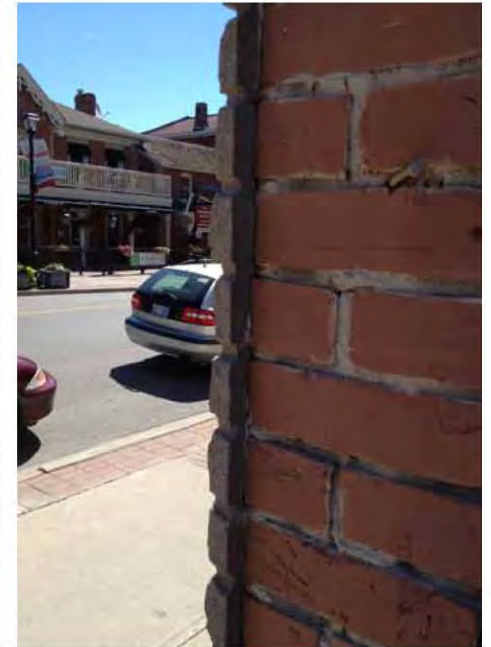
View of North Wall exposed after Blacksmith shop demolished in 1992.



Brick discolouration at former shed location.



Angel stone façade coining cut to accommodate former wooden shed.



EXTERIOR PHOTOS

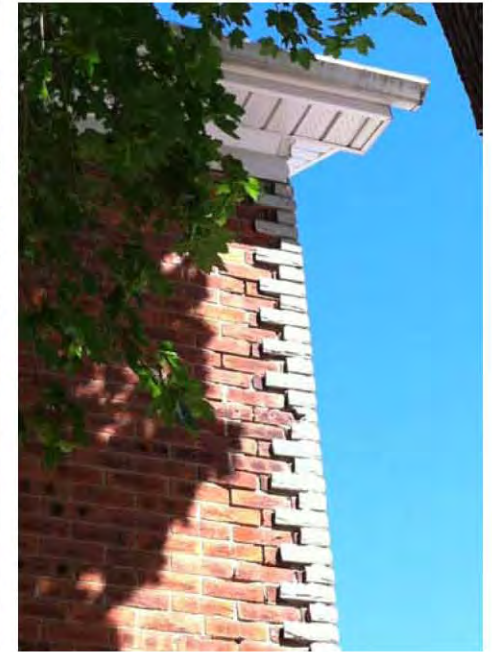
Store front showing condition of Angel stone façade applied directly to the original brick face.



Front concrete steps show signs of deterioration.



Separation of clay brick & angel stone façade from the side walls.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

EXTERIOR PHOTOS

Coining detail at South Wall applied over brick.



South east corner showing proximity of basement entrance to portico.



Radiating brick arch in portico.



EXTERIOR PHOTOS

Entrance to basement staircase at south wall.



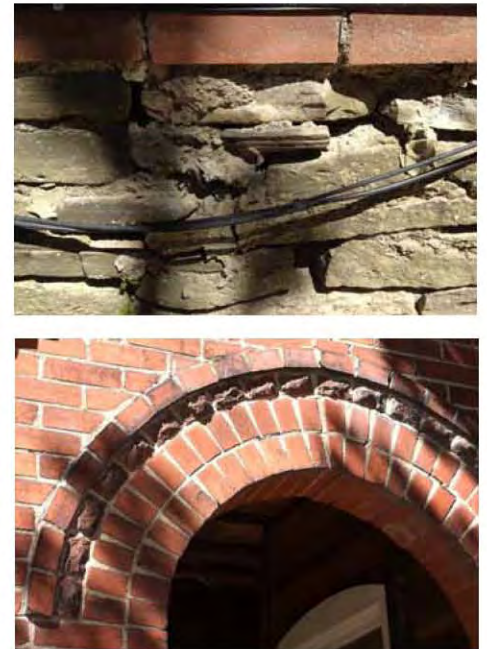
Decorative brick corbel at south wall corner.



Square columns in south opening of portico.



Unstable condition of river stone foundation.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

EXTERIOR PHOTOS

Entrance to rear of main floor.



View of the only existing downspout located on south side of building.



Wooden fire escape to second floor.



Middle portion of south wall showing the "boarding" up of a damaged window.



EXTERIOR PHOTOS

Close up of the damage to window frame & sill.



Rear 2-storey addition with bay extension.



Evidence of prior entrance.



River stone foundation requiring repair.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

EXTERIOR PHOTOS

Deterioration of window frame & sill.



Deterioration of exit door and sill.



Shows brick deterioration and previous alterations.



Detail of covered window on North wall at grade.



EXTERIOR PHOTOS

Fireplace on north wall.



Numerous brick repairs and patching.



View of existing wood windows that require replacing. Note that the lintels above the windows are not consistent. The window to the right is likely a later addition.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

Note: Photos in this section were taken during site visit, June 25 2012

INTERIOR PHOTOS

GROUND FLOOR

View of middle ground floor showing fire damage at left corner.



Evidence of fire damage "charring" to second floor joists.



INTERIOR PHOTOS

GROUND FLOOR

View of main floor from mid-section showing hand hewn logs as joists.



Detail of condition of hand hewn floor joist in original building.



Detail of floor joists.



Detail of floor joists.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

INTERIOR PHOTOS

GROUND FLOOR

Detail of foundation wall showing new weeping tiles.



Wooden staircase in center of building.



Rear view showing interior "milled" floor joists.



Temporary support column used to hold up the rear of building.



INTERIOR PHOTOS

SECOND FLOOR

Second floor above store showing original wide planking and hand hewn floor joists..



Second Floor detail showing fireplace, evidence of prior door and wide plank interior siding.



THE BOWIE MEDICAL HALL - HERITAGE REPORT

INTERIOR PHOTOS

SECOND FLOOR

Second floor showing hand hewn floor joists.



Interior framing detail.



Evidence of fire damage to side wall.



Second floor arched door way detail.



INTERIOR PHOTOS

SECOND FLOOR

Interior second floor showing condition of wall and floor framing.



Fire "charring" damage evident on interior roof planking.



Detail of wide plank siding.



INTERIOR PHOTOS

BASEMENT

River stone foundation with hewn floor joists..



Evidence of possible opening in basement wall.



Concrete basement staircase at south wall.



Bench footings used to lower basement floor.



INTERIOR PHOTOS

BASEMENT

Detail of basement north wall with evidence of prior door.



Detail of extent of river stone foundation under original building.



Detail of condition of hand hewn floor joist.



APPENDIX

LETTER FROM STRUCTURAL ENGINEER RE: STABILITY OF THE BUILDING

BUILDING DESIGN SOLUTIONS LTD.
ENGINEERING SERVICES

2455 Cawthra Road, #53
Mississauga, ONT
L5A 3P1
Ph: (905) 803 0623

May 23, 2012

CITY OF MISSISSAUGA
Building Department
Inspections

Subject: Existing Building, 264 Queen Str. S., Mississauga, ONT.
Structural Visual Evaluation of Existing Structure.

To Whom It May Concern:

We visited the above mentioned site to visually assess the condition of the existing building at the above mentioned location. We understand that some alterations (like removing of flooring, interior cladding and floor joists) were recently done.

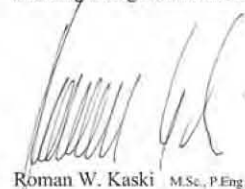
We were also advised by the Owner that the building will remain unoccupied for the duration of the proposed alterations and that the process of obtaining all necessary permits has already begun.

We ordered the installation of additional, temporary lateral bracing at several locations.

In our opinion the building is be deemed to be sufficiently structurally braced for the purpose of the anticipated construction activities.

We trust this letter will assist with your planning. Please call if you require further information or clarification.

Yours truly,
Building Design Solutions Ltd.


Roman W. Kaski M.Sc., P.Eng.



THE BOWIE MEDICAL HALL - HERITAGE REPORT



213xR024A

January 28, 2013

Empire Design Company
1405 Thorncrest Cres.
Oakville, ON, L6M 3Y9

Attn: Peter Vozikas, CEO

Email: vozkkass@hotmail.com

Dear Peter,

Re: 246 Queen St. S., Mississauga – Brick Review

1. BACKGROUND AND PURPOSE

As discussed, you are working for Metro Wide General Contracting, the current owner of this heritage building. The design team also includes ATA Architects, who provided a Heritage Impact Assessment report dated July 2012. The owner's structural engineer, Building Design Solutions Ltd., provided a letter dated May 23, 2012 letter (included with ATA's report), which states that the owner removed some interior floor joists and installed lateral bracing to stabilize the building prior to redevelopment.

Mississauga Planning Department's "Applicant Status Report" requests that the owner retain a heritage engineer to substantiate the need to remove the rear (western) portion of the building. You retained Halsall as the heritage engineer for the review. Our mandate is to review the exterior brick, not the interior structure. We visited the site on January 18, 2013 and conducted a visual review of the exterior brick walls. We did not have access to the building interior.

HALSALL ENGINEERING - BRICK REVIEW

2. BUILDING DESCRIPTION

ATA's report describes the building in detail. We understand that the original part of the building (eastern half) was moved to the current site in about 1876. The interior structure is wood-framed, with hand-hewn timber in the original building portion and mill-sawn wood in the additions. The exterior walls are wood framed and were originally clad with wood siding; the exterior walls were over-clad with one wythe of brick masonry at some time in the past. The brick on the east façade was subsequently over-clad with thin veneer "angel stone" in about 1964.

Our observations of the exterior walls are documented in the photos included in Appendix A. There are several types of bricks at this building, in varying conditions:

- ▶ Original sand-struck red clay brick at the original/eastern half of the building: conditions include deteriorated/eroded (or sandblasted) exposed surfaces, painted bricks and sound bricks in good condition.
- ▶ Various types of red clay brick used to repair original bricks and/or infill abandoned openings: most newer bricks appear to be in sound condition but do not match the original bricks.
- ▶ Extruded clay brick with iron flecks at the western addition: these appear to be in sound condition but the edges are irregular/chipped.

We understand that there was a fire inside the middle and rear portions of the building, and ATA notes that the interior staircase and floor joists were rebuilt as a result. Charring damage to remaining structural elements is visible.

Halsall Associates

2300 Yonge Street, Suite 2300, Toronto, ON M4P 1E4 www.halsall.com T: 416.487.5256 F: 416.487.9766
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The proposed re-development will include:

- ▶ demolishing the "western third" rear addition and constructing a new addition compatible with the original building
- ▶ removing the thin veneer "angel stone" from the front façade; repair the original brick in-place or replace deteriorated brick with brick salvaged from other original parts of the building
- ▶ repairing the brick and mortar at the eastern "third" of the north elevation; use salvaged brick to re-clad the remainder of the north façade
- ▶ repairing the original brick and mortar on the south façade in-place or replace deteriorated brick with brick salvaged from other original parts of the building

3. ASSESSMENT

ATA's Heritage Assessment report has not identified the existing western addition, which was constructed sometime between 1884 and 1939, as being of architectural/heritage significance. Parts of the inner structure are newer (i.e. not from 1800s, or were replaced after the fire), and do not contribute to the original structure or street context.

The rear portion of the building is currently stabilized by bracing that is meant to be temporary and does not need to be removed immediately for safety reasons. However, given the fire damage, some replacement and/or "sistering" of the inner structure is expected. Because the exterior brick is a thin cladding and not load-bearing, it is expected that at least portions of the facades will need to be dismantled to accommodate the structural repairs.

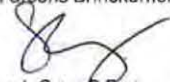
Furthermore, most of the bricks on the north façade are either eroded, were sandblasted or have been painted. We recommend the following:

- ▶ Remove the older deteriorated/painted bricks and examine the concealed inner face of the bricks. If the inner faces are in sound condition, the bricks can be turned and reused in-place.
- ▶ If the inner surfaces are not sound, deteriorated bricks should not be re-used. To keep as much of the original brick on this site as possible, we recommend "mining" bricks from the "middle third" of the north façade for use as replacement brick on the street-facing facades.
- ▶ The iron-flecked bricks on the rear addition are not architecturally significant and will need to be dismantled for interior structural repairs and for the construction of the new addition.

Please call at 416-644-3609 with any questions.

Please call at 416-644-3609 with any questions.

Yours very truly,
HALSALL ASSOCIATES
 A Parsons Brinckerhoff Company


 Sarah Gray, P.Eng.
 Project Principal

Attachments:
 Appendix A – Photos
 Appendix B – CV
 Appendix C – Limitations



Cc: Alexander Temporale, ATA Architects

email: admin@ataarchitectsinc.com

213xR024A.let01.docx/ctm

VISION • DEPTH • INNOVATION

THE BOWIE MEDICAL HALL - HERITAGE REPORT



Photo 1: The east façade (facing Queen Street) is over-clad with “angel stone” veneer, and the south façade is clad with brick and siding. We understand that the “angel stone” will be removed to expose the original brick.



Photo 2: North façade, east end (left side of photo): The older brick from the “middle third” of the north façade (green box; this is the area west of the building “jog”) will be removed. Salvageable brick taken from this area will be used to restore the east façade and the east half of the north wall.



Photo 3: Many of the bricks at the 1st storey, northeast corner have been painted ("pink" bricks at the bottom of photo; see also Photo 4). Brick faces at the 2nd storey are eroded, likely from leaky eavestroughs. If the concealed inner faces of the eroded bricks are in good condition, the bricks could be turned to expose the sound surface and re-used. If all surfaces are eroded/deteriorated, the bricks should be replaced.



Photo 4: Painted brick and mortar joints. We expect the brick was painted to either "protect" deteriorated surfaces or to match the original brick. If the inner, unpainted surface of these bricks are in sound condition and match the original brick, they could be turned and re-used. If they are deteriorated and/or do not match, they should be replaced with salvaged brick.



Photo 5: Original Brick - It appears that some brick areas may have been sandblasted in the past, as the hard “fire skin” of the brick is missing. The brick surface has subsequently eroded, exposing the “veins” of the inner brick body. This brick will be prone to continued deterioration if left exposed. However, if the concealed faces are in good condition, the bricks could be turned and re-used.



Photo 6: Original Brick – Bricks in the top 2 courses of this photo appear to be in sound condition and could be left in place or salvaged for re-use at the building. Bricks with eroded/sandblasted surfaces (yellow box) could be re-used if the concealed inner faces are in sound condition. We do not expect the parged bricks (lower right corner of photo) could be cleaned for re-use.



Photo 7: The western third of the north wall (yellow box) is a newer addition that is clad with more modern extruded bricks. A previous fire affected the structure in these areas. We understand that the addition will be removed so that a new addition can be constructed. The older brick from the “middle third” of the north façade (green box) will be removed and salvaged for re-use on the east façade and the east half of the north wall.



Photo 8: Rear (west) façade of the newer addition. We understand that the addition will be removed so that a newer addition can be constructed.



Photo 9: Bricks at the west addition appears to be a more modern extruded brick with black iron flecks. The brick is in sound condition, but the chipped/irregular edges will make cleaning the brick for salvage difficult.



Professional Affiliations

Member, Professional Engineers of Ontario

Member, Canadian Association of Heritage Professionals, Board of Directors and Membership Committee Chair

Sarah Gray, M.Sc., CAHP Project Principal

When asked to describe her job, Sarah explains, I'm a building doctor; I fix buildings with problems. She emphasizes that determining the symptoms of a building's disease is a crucial phase leading to the design and implementation of solutions that meet the client's goals. Having worked in the US, Germany, and North Africa, Sarah brings international design and construction experience to the Halsall team. Today's global market means that products and techniques from around the world are used in construction. Understanding these systems and their benefits can add great value to a project. Although Sarah's passion lies in the rehabilitation of historic buildings, she finds working on contemporary buildings equally rewarding.

20 Richmond Street East, Toronto, Ontario [2006-2009] | Commercial | Cladding Restoration | Project Manager: Halsall conducted a hands-on review of this heritage building's primary facades to assess safety risks posed by loose/detached stone fragments. Based on our findings, we specified a general restoration program to maintain the heritage appearance, upgrade water-shedding detailing to improve performance and meet the Client's available budget. This project won a Craftsmanship Award from the Canadian Association of Heritage Professionals in 2010.

Member, Association for Preservation Technology, Peer Reviewer for "Bulletin" Journal Articles

Education

Bachelor of Science in Civil and Environmental Engineering from the University of Cincinnati

Master of Science in Historic Preservation from the University of Pennsylvania

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www.halsall.com

1 King Street West, Toronto, Ontario [2011-ongoing] | Condominium | Cladding Restoration and Reserve Fund Study | Project Principal
Halsall is providing heritage sensitive restoration services for the 15-storey terra cotta portion of this 53- storey hotel-condominium. The terra-cotta and granite-clad base is designated as a historic property in Ontario and has an easement agreement with the City of Toronto. Halsall's work includes replacing the copper cornice (removed due to public safety concerns) and restoring the terra cotta façade. We have also provided restoration services for the underground garage as well as the Corporation's Reserve Fund Study.

Commerce Court North, Toronto, Ontario [2005-2007] | Commercial | Cladding Restoration | Project Manager
Halsall has been the technical consultant and project manager for stone masonry repairs, steel window restoration and interior decorative plaster ceiling review at this Toronto-listed and Ontario-designated heritage building.

Massey Harris Lofts, 915 King Street West, Toronto, Ontario [2012] | Condominium | Cladding Restoration | Project Principal
Halsall specified masonry repairs and wood window repainting at this Toronto-listed heritage building. Halsall provided the Condominium with the application materials to successfully receive a heritage grant from Toronto Heritage Preservation Services. We also provide the Condominium with their Reserve Fund Study.



Sarah Gray

Fort Henry, Kingston, Ontario [2012] | Parks Canada Historic Site |
Masonry Restoration | Technical Lead

Halsall was engaged by Parks Canada to evaluate the conditions of the existing distressed ditch walls that lead outward from the Fort. We prepared a key findings report and contract documents, and provided services during construction. The repair approach maintained the heritage appearance of the walls while considering the technical structural and rehabilitation requirements of the repair.

193 Yonge Street, Toronto, Ontario [2003-2005] | Commercial |
Restoration Engineering | Project Associate

We managed this rehabilitation project for the exterior cladding of a designated historic building in downtown Toronto. The project included brick, Roman stone, sheet metal cornice, and window repairs that maintained the appearance of the historic building.

Dundas Post Office, Dundas, Ontario [2004-2005] | Government |
Restoration Engineering | Project Manager: Halsall was retained by Canada Post/BLJC to identify potential risks and appropriate repair strategies for the masonry walls and slate roof. We managed the project from initial assessment through construction.

Manulife Centre, South Tower, 200 Bloor St. E., Toronto, Ontario [2004-2007] | Restoration Engineering | Project Manager

Halsall performed an exterior wall evaluation and reviewed trial repairs performed by a restoration contractor at this Toronto-listed heritage building. Based on the trial repairs, we provided tender documents and project management for general wall repairs and masonry cleaning.

Renaissance ROM, Toronto, Ontario [2003-2006] | Museum | Cladding
Renewal | Project Associate

We provided building enclosure consulting for the renovation of the existing historic museum. Project challenges included marrying new interior storm sash within the existing heritage window openings, providing continuous air/thermal barriers, and developing a high-performance cladding system that will maintain strict interior environmental conditions.

LIMITATIONS

- ▶ The scope of our work and related responsibilities related to our work are defined in our project authorization ("Conditions of Assignment").
- ▶ Any user accepts that decisions made or actions taken based upon interpretation of our work are the responsibility of only the parties directly involved in the decisions or actions.
- ▶ No party other than the Client shall rely on the Consultant's work without the express written consent of the Consultant, and then only to the extent of the specific terms in that consent. Any use which a third party makes of this work, or any reliance on or decisions made based on it, are the responsibility of such third parties. Any third party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including Sub-Consultants, their officers, agents and employees). The work reflects the Consultant's best judgement in light of the information reviewed by them at the time of preparation. It is not a certification of compliance with past or present regulations. Unless otherwise agreed in writing by Halsall, it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. No portion of this report may be used as a separate entity; it is written to be read in its entirety.
- ▶ Only the specific information identified has been reviewed. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. Therefore, this work does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. We can perform further investigation on items of concern if so required.
- ▶ The Consultant is not responsible for, or obligated to identify, mistakes or insufficiencies in the information obtained from the various sources, or to verify the accuracy of the information.
- ▶ No statements by Halsall are given as or shall be interpreted as opinions for legal, environmental or health findings. Halsall is not investigating or providing advice about pollutants, contaminants or hazardous materials.
- ▶ The Client and other users of this report expressly deny any right to any claim against Halsall, including claims arising from personal injury related to pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.
- ▶ Applicable codes and design standards may have undergone revision since the subject property was designed and constructed. As an example, design loads (such as those for temperature, snow, wind, rain, seismic etc) and the specific methods of calculating the capacity of the systems to resist these loads may have changed significantly. Unless specifically included in our scope, no calculations or evaluations have been completed to verify compliance with current building codes and design standards.

THE BOWIE MEDICAL HALL - HERITAGE REPORT

SOURCES

References:

Bull, Wm. Perkins, (1934), *From Medicine Man to Medical Man*, The Perkins Bull Foundation, Toronto, George J. McLeod Ltd.

Hicks, Kathleen A, (2008), *Streetsville: From Timothy to Hazel*, Mississauga, Mississauga Library System.

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

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Senes B., *Streetsville Writeup 1910 – 1918 and 1920 – 1930*, Streetsville, Streetsville Archives.

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

Fire Insurance Plan of the Village of Streetsville, 1884, Underwriters Survey Bureau Ltd, Ottawa.

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Streetsville Historical Society Papers: Volume 3, 1988, Streetsville, Streetsville Historical Society.

Existing Building 264 Queen Str. S., Mississauga, ONT. Structural Visual Evaluation of Existing Structure, May 23, 2012, Building Design Solutions Ltd. Engineering Services.

246 Queen St. S., Mississauga - Brick Review, January 28, 2013, Building Design Solutions Ltd. Engineering Services.

Resources:

Kyle Neill

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

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Volunteers at the Streetsville Historical Society,
4415 Mississauga Rd., Streetsville, ON

Matthew Wilkinson,
Historian at Heritage Mississauga,
history@heritagemississauga.org

Elizabeth McQuaig,
Librarian, Arts & History Department,
Mississauga Central Library,
301 Burnhamthorpe Rd. West, Mississauga ON L5B 3Y3

George Sutherland,
Operations Manager and Senior Director at the Lee Funeral Home.
258 Queen St. S., Streetsville, ON

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

THE BOWIE MEDICAL HALL - HERITAGE REPORT

Heritage Assessment and Urban Design Studies

- > 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 Assessment
- > 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)



March 2013

T.I. Bowie Medical Hall
264 Queen Street South
Cultural Heritage Assessment

Prepared by:
Heritage Planning
Community Services



March 2013

Front page image taken by Heritage Planning staff showing the south wall of 264 Queen Street South, March 25, 2013.

Executive Summary

The T.I. Bowie Medical Hall, which is believed to have been built sometime in the mid to late 1800s with later additions, merits designation under the *Ontario Heritage Act*, for its historical/associative, physical/design and contextual value.

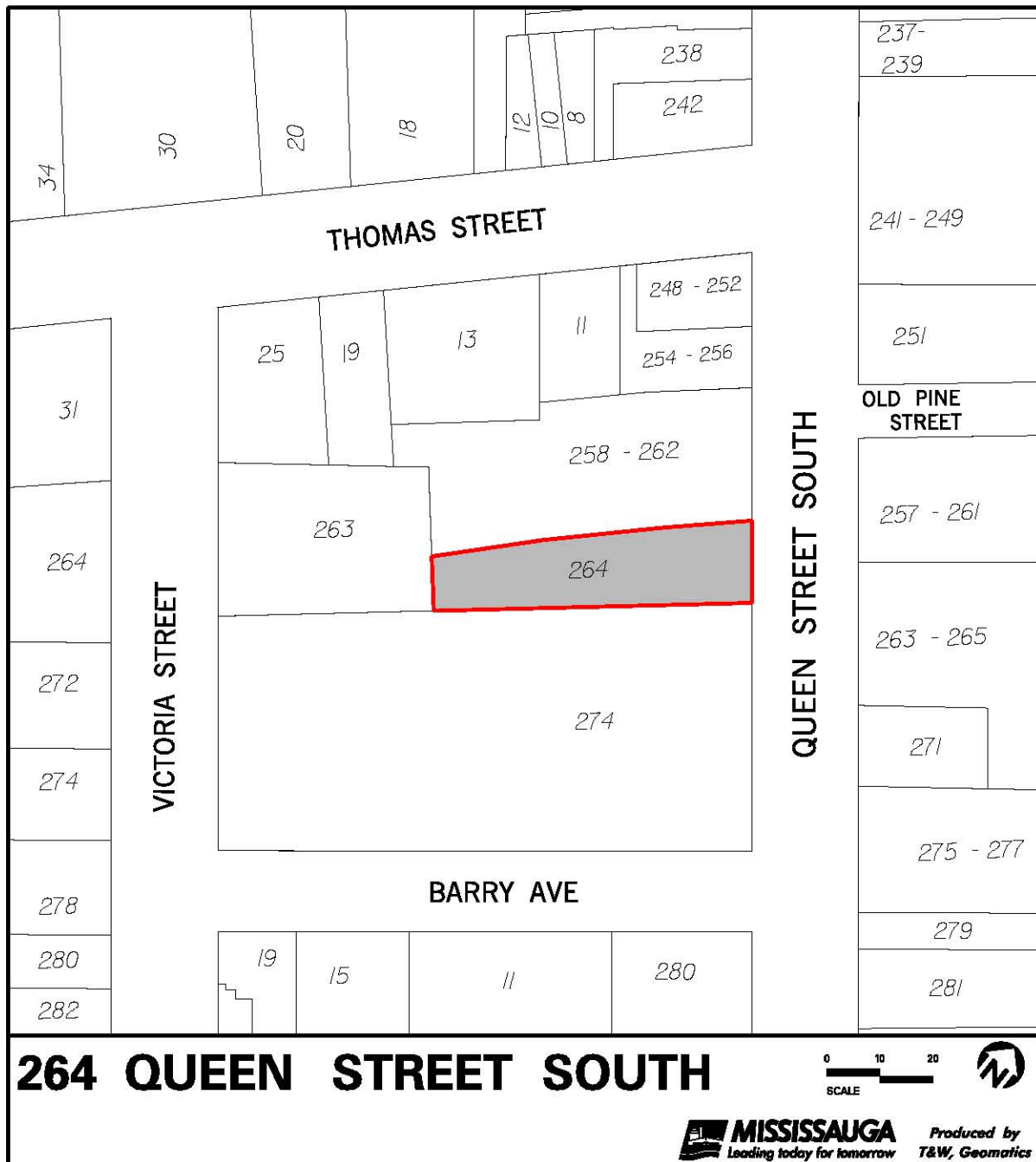
The T.I. Bowie Medical Hall property is worthy of designation because it has direct associations with activities and people that are significant to the history of Streetsville. Specifically, the property is important as the location of the village's medical hall; as the location from which early telephone service was provided to the community; and as the office and residence of Dr. Thomas Innes Bowie. The T.I. Bowie Medical Hall is worthy of designation as it is representative of late 19th century mixed use commercial/residential architecture. The portico displays a high degree of craftsmanship and artistic merit. Further, the property contributes to an understanding of Streetsville's late 19th century "Main Street" architecture and rural village culture which maintains the look and feel of Streetsville's historic streetscape.

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Location Map

The T.I. Bowie Medical Hall is located on Concession 5 WHS (West of Hurontario Street), Part Lot 3, Plan Str 4 Lot 3, which is known municipally as 264 Queen Street South.



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

The T.I. Bowie Medical Hall, located on Concession 5 WHS, Part Lot 3, in the Streetsville Plan, and known municipally as 264 Queen Street South, has historical/associative value because it has direct associations with activities and people that were significant to the community. Further, the property yields, or has the potential to yield, information that contributes to an understanding of Streetsville in the late 19th and early 20th centuries.



Historical Atlas of County of Peel, 1877¹

The T.I. Bowie Medical Hall has been the site of several activities that helped to shape Streetsville, and by extension, the city of Mississauga. The subject building is believed to be one of the earliest sites of an apothecary and formal doctor's office in Mississauga, which still stands today.² The definition of an apothecary is someone who, in "...addition to pharmacy responsibilities, the apothecary offered general medical advice and a range of services that are now performed solely by other specialist practitioners, such as surgery and midwifery. Apothecaries often operated through a retail shop which, in addition to ingredients for medicines, sold tobacco and patent medicines."³

There is conflicting information about who commissioned the construction of the building at 264 Queen Street South. The first indication in the Toronto Township Copy Books that a building may exist on the subject property comes from the December 1867 sale of lot 3 by Adam Simpson to Joseph Congdon for \$130. In this instrument the first reference is made to a structure on the property. It is referred to as a 'premises' in the document, specifically "...all and singular that certain parcel or tract of land and premises situate..."⁴ Although the reference to the

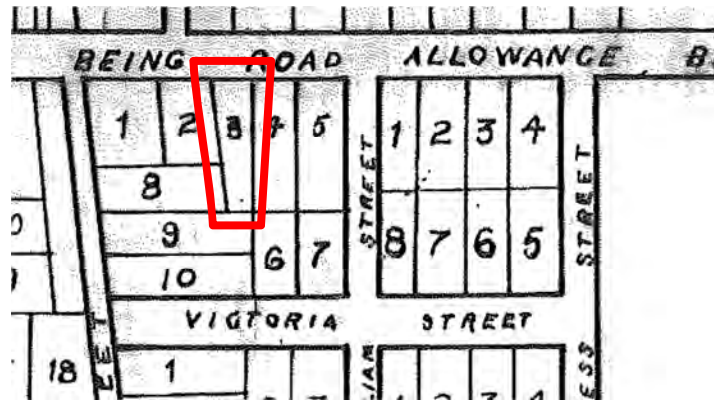
¹ Historical Atlas of Peel County, Ontario, Published By Walker & Miles, 1877. Page 20 From *In Search of Your Canadian Past: The Canadian County Atlas Digital Project*, McGill's Rare Books and Special Collections Division, <http://digital.library.mcgill.ca/countyatlas/default.htm>

² "Former Bowie Medical Hall", Heritage Mississauga, email from Matthew Wilkinson, dated 26 July 2011

³ "Apothecary", Wikipedia. <http://en.wikipedia.org/wiki/Apothecary> Accessed 28 February 2013

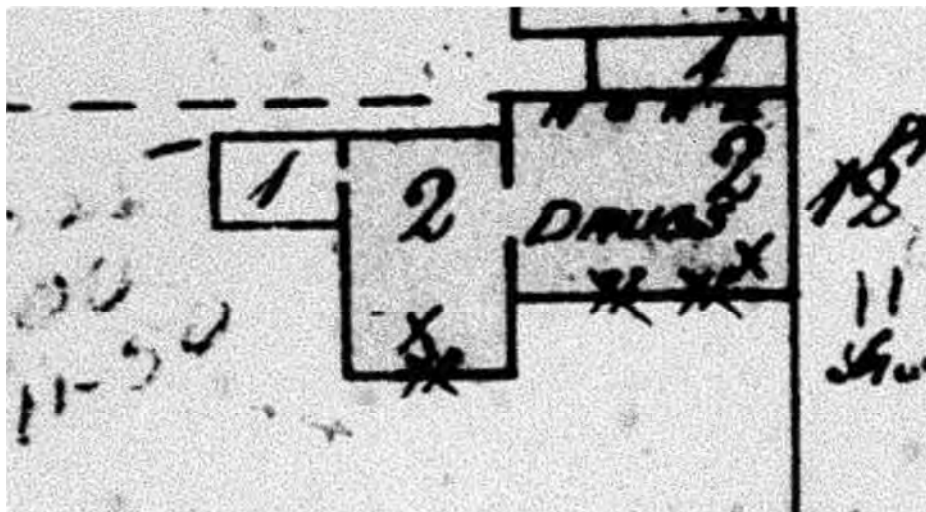
⁴ Toronto Township Copy Books, 1990.099 RPA. Instrument #17

‘premises situate’ can’t be taken as definitive proof of the existence of a building, it is the first time reference is made to one, on lot 3, in the Copy Books.



1888 map of Streetsville⁵

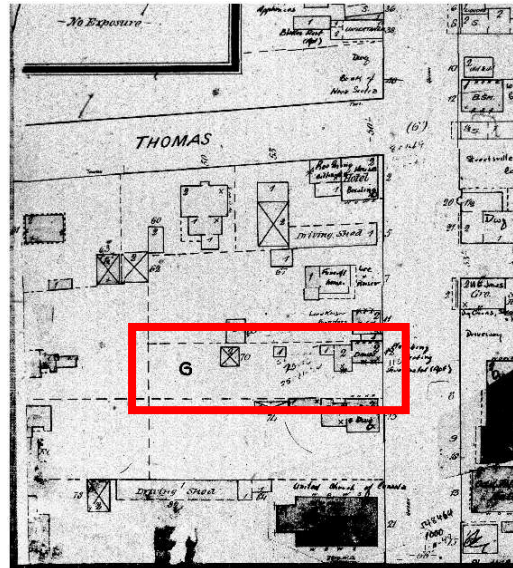
The next indication that a building existed on the subject property by the 1880s comes from an 1884 fire insurance plan (which was subsequently updated by the insurance company in 1904) that shows several structures on the property. This same plan substantiates the use of the property, as on the plan the building is labelled “Drugs”.



Fire Insurance Plan, 1884⁶

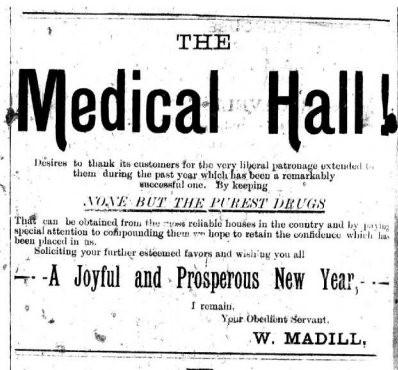
⁵ Mary Manning fonds - series 7, file 14 (box 20) Large map, Region of Peel Archives (RPA)

⁶ Streetsville fire insurance plan, 1884, RPA 1990.032



Fire Insurance Plan, 1884⁷

Further proof of the building being on the subject property comes from a record, taken from the *Streetsville Historical Society Papers*⁸, which shows that in September 1887 William Madill sold ‘Drugs’ at the Medical Hall in the village. The record is an itemized list of Streetsville residents as taken from the September 1887 publication of *The Mercantile Agency Reference Book, of Merchants, Manufacturers and Traders, Generally throughout the Dominion of Canada*.⁹



William Madill “Medical Hall” advertisement, 3 January 1890¹⁰

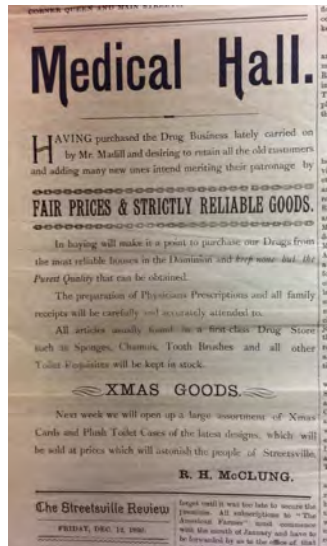
The next reference to William Madill is when R.H. McClung announces in *The Streetsville Review* that he has purchased the business “...lately carried on by Mr. Madill...” in the advertisement below:

⁷ Streetsville fire insurance plan, 1884, RPA 1990.032

⁸ *Merchants, Manufacturers & Traders*, Published September 1887 by Dun, Wiman & Company. Streetsville Historical Society Papers, Volume 1, 1983, page twelve. RPA

⁹ *ibid*

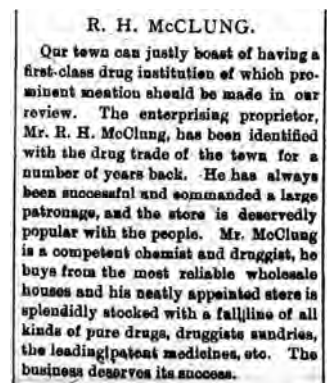
¹⁰ *The Streetsville Review*, 3 January 1890. McClung Ad. RPA



Notification of the purchase of William Madill's drug business by Richard H. McClung ¹¹

In May 1892, R.H. McClung was a member of the local Farmers' & Mechanics' Institute.¹² Mechanics' Institutes were groups of local citizens who organized themselves to provide adult education to working men with a focus on technical subjects. They were often funded by local industrialists who felt that they would ultimately benefit from having a more knowledgeable and skilled pool of employees to draw from. The Mechanics' Institutes were used as 'libraries' for the adult working class, and provided residents with an alternative pastime to gambling and drinking in pubs.¹³ Streetsville's Farmers' and Mechanics' Institute was formed in April 1854, eventually becoming the Streetsville Library in 1895.¹⁴

McClung continued in the apothecary business until at least May 1895, when he is written up in *The Streetsville Review*.



The Streetsville Review, 23 May 1895 ¹⁵

¹¹ *The Streetsville Review*, 12 December 1890. McClung Ad. RPA

¹² *The Streetsville Review*, 5 May 1892. Farmers' & Mechanics' Institute meeting notice. RPA

¹³ "Mechanics' Institutes", Wikipedia. http://en.wikipedia.org/wiki/Mechanics'_Institutes. Accessed 1 March 2013

¹⁴ *A Village Library – The Story of the Streetsville Library 1854-1959*, Mary Manning. Printed by W.G. Tolton 1959. Mississauga Library System, Arts & History Department <http://www.mississauga.ca/portal/residents/librariesgallery>. Accessed 21 March 2013

¹⁵ *The Streetsville Review*, 23 May 1895 R.H. McClung. RPA

As well as his drug store, other records indicate that R.H. McClung was a Bell Telephone agent for the village.

The telephone was introduced to Streetsville sometime in the mid-1880s, likely sometime in 1884 or 1885, as the Streetsville Agency is listed in a telephone directory published in December 1885. It is interesting to note that, “The first telephone was looked upon by some as impractical and regarded suspiciously by others as an “instrument of the devil”.”¹⁶ Regardless, people from miles around came to see the new invention. The first Bell Telephone agent in the village was Mr. Beaty who was the village jeweller. The small exchange was initially set up at the rear of Mr. Beaty’s store, which was located at 281 Queen Street South. Mr. McClung became the second Bell Telephone agent (from 1889 – 1900). In 1889, during Mr. McClung’s tenure as the telephone agent, records indicate that the switchboard had moved to 264 Queen Street South. John Coates was the third telephone agent (1900-1904).

In 1904, when Dr. Bowie took over as the operator, there were only three telephones in the village. These were located at the Canadian Pacific Railway Station, at the office of the National Woolen Mills and one in Dr. Bowie’s own office. In late 1904, sometime around Christmas, a fourth telephone was connected to serve W.H. Rutledge, the Bailiff and Livery operator.¹⁷ Dr. Bowie continued as the telephone operator until 1913 when it is believed that the workload of both his medical practice and the switchboard became too much for him to accommodate. Telephone operations were then moved from Dr. Bowie’s residence/office at 264 Queen Street South to A.G. Smith’s stationery and photo supply store, located at 208 Queen Street South at the corner of Queen and Pearl Streets.¹⁸



Dr. Thomas Innes Bowie
The Board of Management, St. Andrew's Presbyterian Church, Streetsville, circa 1900¹⁹

¹⁶ *The Telephone Service in Streetsville, 1885 – 1956*, Streetsville Historical Society Papers, Volume 3, 1988, page 9. RPA

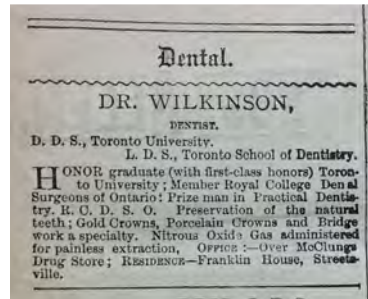
¹⁷ *ibid*

¹⁸ *The Telephone Service in Streetsville, 1885 – 1956*, Streetsville Historical Society Papers, Volume 3, 1988, page 12. RPA

¹⁹ Image donated by Homer F. Dunn to the Mississauga Library System. Photo MC0076.

<http://www.mississauga.ca/portal/residents/historicimagesgallery>

Dr. Thomas Innes Bowie was born in 1861 in the village of Embro, near present day Woodstock, in the Township of Zorra West.²⁰ He taught school before attending Trinity medical school in Toronto. Graduating in 1893, he moved to Streetsville to live and set up his medical practice, at 264 Queen Street South, in the same building as R.H. McClung, druggist, and J.E. Wilkinson, part-time dentist.



The Streetsville Review, 5 July 1891²¹

It was in Streetsville that Dr. Bowie met Harriet Jane (Jennie) Hardy (1864 - 1930)²². They were married on 25 December 1897²³. Jennie was the daughter of builder and cabinet maker William Hardy and his wife Martha Dowson. Dr. and Mrs. Bowie had two daughters, an infant daughter who died in 1899 and a second daughter Violet Mary (1901 – 1989).

Land Registry Records show that Dr. Bowie bought 264 Queen Street South from Rebecca Alan, George Alan's widow, on 31 December 1897, for use as his residence and medical office.

Dr. Bowie was considered a leading citizen in the community. He was the 13th and 17th Reeve of the village of Streetsville, from 1906 to 1908 and 1916 to 1917 respectively.²⁴ In 1908 Dr. Bowie was Warden of Peel County and in World War I he served as a Lieutenant in the Canadian Army Medical Corps.²⁵ He wrote a professional column in *The Streetsville Review*, the local newspaper, which was founded by Solomon and John Barnhart in 1846, and which was the first weekly paper to be published between Toronto and Windsor.²⁶ In 1908, Bowie served on the board of management of the Presbyterian Church and in 1925 he joined the United Church. He was a member of the Independent Order of Foresters and the River Park Masonic Lodge, and was in charge of the Local Board of Health.

While Reeve, Dr. Bowie worked with the local Council to provide municipal water and electric power to Streetsville. It was at this time that the railway had agreed to move forward with plans to pump water from the Credit River to the northern limits of the village, where its station was located. It is likely that Dr. Bowie, in response to a number of recent serious outbreaks of

²⁰ Ancestry.ca Source: Archives of Ontario. Registrations of Deaths, 1869-1938. MS 935, reels 1-615.

²¹ *The Streetsville Review*, 5 July 1891. Streetsville Historical Society Collection.

²² *Streetsville Historical Society Newsletter*, September 1997. Mary Manning

²³ Ancestry.ca Source: Archives of Ontario; Series: MS932_93; Reel: 93

²⁴ *Streetsville Historical Society Papers, Volume 1*, 1983, page thirteen, Streetsville Reeves and Mayors, 1858-1973, RPA

²⁵ *From Medicine Man to Medical Man, A Record of a Century and a Half of Progress In Health and Sanitation as Exemplified by Developments in Peel*, 1934. Published by The Perkins Bull Foundation, George G. McLeod, Ltd., Toronto, Canada

²⁶ *A History of Streetsville*, published by The Streetsville Historical Society, undated

various diseases, realized that this was the opportune time to provide the community with clean, safe drinking water. Further, Dr. Bowie also began to provide clean, safe milk from the drive shed on his property.²⁷ The drive shed remained to the rear of the property until it was demolished in 2012.

The Streetsville Historical Society Papers²⁸ relates the story, as told by Kirby Burns at a speech to the Society in April 1980, about when Dr. Bowie was visited by a man who complained of toothache. The doctor obliged the man by pulling his tooth; however, it was the wrong one! Not to be deterred, the doctor pulled the offending tooth and stuck the first tooth back into place, where it continued to grow!

Dr. Bowie died in Streetsville on 7 February 1935 at the age of 75.²⁹

²⁷ Heritage Mississauga, Email from Matthew Wilkinson

²⁸ *Streetsville Historical Society Papers, Volume 3, 1988*, page 1, *The Streetsville Fire Department*, RPA

²⁹ "Bowie, Dr. Thomas Innes", City of Mississauga's Past Profiles, <http://www.mississauga.ca/portal/residents/pastprofiles>

Physical/Design Value

The T.I. Bowie Medical Hall, located at 264 Queen Street South, has physical/design value as an early example of late 19th century mixed use commercial/residential architecture. The portico displays a high degree of craftsmanship and artistic merit.

The structure has been altered substantially over the course of its life, so definitively dating it has been difficult. The building may have been constructed as early as 1884, per the 1884 fire insurance map, or as late as 1904 when the insurance company updated this same 1884 plan. Further, a photo from 1904, which is held in the Bell Canada Historical Collection, proves that the building including the south portico is, at the latest, an early 20th century structure. However, the architectural style of the building, combined with the historical information about the various owners and activities on the property, lend credibility to the structure being a late 19th century building, and not an early 20th century one.

Archival information suggests that at least part of the T.I. Bowie Medical Hall may be even older, as local historic documents indicate that a wooden structure was moved to the property sometime before 1884. These documents state that the building, which was moved to the site, “...was the 1820s store of W.H. Paterson who kept the Post Office there from 1840 to 1857.”³⁰; ‘there’ being “the northwest corner of Queen and Pearl Streets”³¹ The wooden building was sold by Robert Graydon to George Alan and moved from its location at Queen and Pearl Streets to allow Graydon to build his new brick store and post office in 1876. As such, there may be some remnant of the original, relocated wooden store within the existing T.I. Bowie Medical Hall.



Robert Graydon's 'new' (circa 1876) store at Queen and Pearl Streets³²

³⁰ “*History From A Gap, 262 Queen Street*”, The Streetsville Historical Society Newsletter, May 15, 1992. Courtesy of Streetsville Historical Society

³¹ *ibid*

³² Image courtesy of Heritage Mississauga

The building that stands today at 264 Queen Street South is comprised of three sections which, for ease of reference, will be referred to as the front-section (overlooking Queen Street South), the mid-section, and the back-section.

Architecturally, the property can be described simply as a two-storey red brick structure with a rubble stone foundation. However, since the mid to late 1940s, the building has been the location of a variety of commercial uses, and, as such, has been subjected to many alterations. A Parks Canada publication³³ illustrates a similarly configured commercial front façade, which it describes as, a “...vernacular interpretation of Classical Revival...”. Like the graphic in this publication, the front-section of the Bowie building is a rectangular, two-storey structure with a gable roof, with the end gable facing the street. The Bowie building is built with red brick on a rubble stone foundation which was likely from locally sourced stone. The roof is an asphalt-shingle clad structure.

The east wall, or front façade, of the front-section is clad in an angel stone veneer, which is a later 20th century addition to the structure. The lower level of the front façade is a three-bay configuration which incorporates the ground-floor commercial entrance. This door is flanked by two large plate glass ‘store-front’ style windows, which archival photos show replaced two 19th century divided, 9-segment, fixed pane windows. The current entranceway is accessed through a recessed 20th century door, with a large glass insert, topped by a transom.



264 Queen Street South, March 2013³⁴

The windows on the building are predominantly double hung sash, in two-over-two and one-over-one configurations, with a large number being modern plate glass. However, there are some remaining original wood windows, which are topped by either segmentally arched brick voussiors or stone lintels. Segmentally arched windows are an architecture detail most frequently found on Italianate style architecture.

³³ *The Buildings of Canada, A guide to pre-20th-century styles in houses, churches and other structures*, Barbara A. Humphreys and Meredith Sykes. Page 8. 1980

³⁴ Heritage Planning staff photo, March 19, 2013

On the second floor of the front-section, there are two 20th century, one-over-two windows, which are topped by faux segmentally arched 'brick' voussoirs in angel stone, which mimic the original red-brick radiating voussoirs.



264 Queen Street South, March 2013 ³⁵

An image, from the turn of the century, shows that historically the second storey windows were equipped with functional wood shutters.

On the north wall of the front section is an exterior chimney, located almost at the north-east corner of the building.



264 Queen Street South, March 2013 ³⁶

³⁵ Heritage Planning staff photo, March 20, 2013

³⁶ Heritage Planning staff photo, March 4, 2013

A small enclosed secondary entrance, which is slightly offset from the south-east corner of the front-section of the building, appears not to be part of the original construction but was likely added sometime in early 20th century. This small entryway sits on the south wall of the front section of the building, a few feet back from the sidewalk, toward the west. It is clad in white siding, which is likely wood shiplap but which could be vinyl or aluminum. This entranceway is topped by a simple gable roof, with short return eaves.



264 Queen Street South, March 2013 ³⁷

Further along the south wall of the front-section, beyond the wood shiplap/vinyl/aluminum clad entranceway, is a heavy Romanesque Revival style square, tower-like, two-storey portico. Roughly the lower $\frac{2}{3}$ is clad in red-brick, which appears to be contemporary to the main structure, and the last $\frac{1}{3}$ is clad in wood shiplap/vinyl/aluminum siding. The top portion has two simple rectangular metal windows; one on the south façade and another on the east façade, which appear to be mid to late 20th century additions.



264 Queen Street South, March 2013 ³⁸

³⁷ Heritage Planning staff photo, March 4, 2013

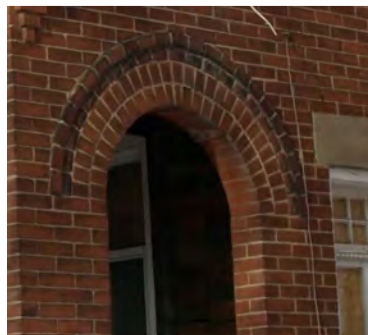
³⁸ *ibid*

The lower portion of the portico is much more decorative than the upper portion. The divide between the two portions of the portico are delineated by a cap, of what appears to be stone, which wraps around the three protruding corners of the structure, where the shiplap meets the brick. Supporting this stone cap, or possibly only as a decorative touch, are brick corbels which cascade down to a point. On the south wall of the entranceway, is an opening with a stone lintel and a stone header which is supported, and/or decorated, with two white, wood colonettes that are situated at the extreme ends of the opening. This opening would serve to allow light and air to penetrate into an otherwise dark portico.



264 Queen Street South, March 2013 ³⁹

The entry into the portico is decorated with a rounded arch brick detail which is typical of Romanesque Revival architecture. The arch is embellished with a combination of protruding brick and what appears to have been protruding rough stone between the two layers of flush brick work. These rough stones seem to have recently been ground flush with the bricks. See page 15 of ATA Architects' Heritage Assessment, *The Bowie Medical Hall* for this rough stone detail before it was altered. Some of the brick from the interior of the portico has been removed, and presently lies on the ground in front of the entry. Efforts should be made to restore these bricks to the exposed wallboard.



264 Queen Street South, March 2013 ⁴⁰

³⁹ Heritage Planning staff photo, March 4, 2013

⁴⁰ *ibid*

On the east wall of the portico, to the right of the arched entryway, is a small divided window, which appears to be made of wood, and is likely original to the time of the portico's construction. Capped with a stone header, which appears to match the header and lintel of the south-wall opening, the window is divided into three sections. A horizontal transom-like section, in a five-over-five configuration, sits above two rectangular lites. The muntin bar between the 'transom' window and the two vertical panes of glass is embellished with what appears to be decorative wood carving, in a rope or bead shape.



264 Queen Street South, March 2013 ⁴¹

The 1904 Bell Canada image shows that the second-storey of the portico was, at one time, also open on the east side. In this particular image, there appears to be a pilaster, or perhaps another colonette, which seems to be similar to the ones which remain on the lower level of the portico. The pilaster/colonette rests against the south wall of the building, right above the top of the still visible cascading brick corbel. This 1904 image identifies the portico as an early addition to the structure, if not actually contemporary to the building.

In the image can be seen, behind this pilaster/ colonette detail, a two-over-two double hung window, which appears to be in the same configuration as the other arch-headed windows on the structure. It is likely that beyond this window would be a door which would give access to the second storey portico for use as an outdoor seating area. Consideration should be given to returning this second storey to its original configuration.

The relationship between the building and the sidewalk would have been well thought out when it was being constructed. The commercial, or public, portion of the structure sits flush with the sidewalk, inviting the public to enter and engage in commerce. Conversely, the residential, or private, portion is recessed away from the sidewalk, acting as a psychological barrier inhibiting uninvited access. This relationship between the building and the sidewalk is an important aspect of the site, giving the property context, and as such should be maintained to avoid obscuring the relationship between the building and the public thoroughfare.

⁴¹ Heritage Planning staff photo, March 4, 2013

North of the T.I. Bowie Medical Hall stood a blacksmith shop. North of the blacksmith shop, as shown on the 1884/1904 fire insurance map, was a furniture store called Lee and Kaiser Furniture Shop. The blacksmith shop was demolished in 1992.



Streetsville blacksmith shop, circa 1930 to 1940 ⁴²

Images, taken in July 1992 shortly after the building was demolished, show the ghosting of the blacksmith shop on the north wall of the T.I. Bowie Medical Hall. It also shows the existence of a door on the second floor, which was subsequently bricked in.



Ghosting left from the former Blacksmith shop after its demolition in 1992 ⁴³

The mid-section of the building is another rectangular, two-storey red brick structure, set on a ninety-degree angle to the front-section of the structure. On the south façade, the mid-section

⁴² Mississauga Library System, Photo MC0266.

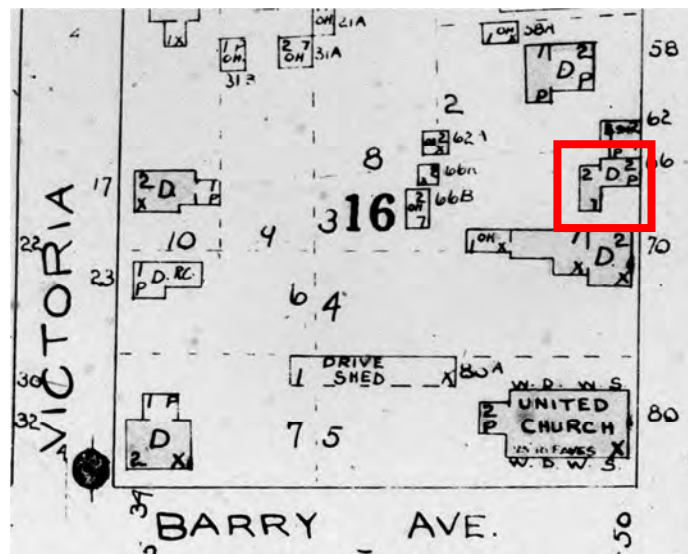
⁴³ Image, dated July 1992, courtesy of the Streetsville Historical Society, Reference No. 999.90.4

juts out from behind the front-section of the building; on the north wall, it sits flush with the front-section of the building. On the west wall of the mid-section of the building there is a wooden fire escape to permit access from the second storey of the building.



Mid-section detail ⁴⁴

The mid-section of the structure seems to have been constructed at the same time as the front-section. Supporting this argument is the 1884/1904 and 1939 fire insurance plans; the consistent architectural details found in the slightly arched-headed windows; and the use of the same coloured, and same aged, brick as those found on the front-section. However, the back-section of the building is likely a post 1939 addition, per the 1939 fire insurance plan, which shows that only the front and mid sections of the building remain.



Fire Insurance Plan, 1939, showing Blacksmith shop north of the truncated T.I. Bowie Medical Hall ⁴⁵

⁴⁴ Heritage Planning staff photo, March 4, 201

⁴⁵ Streetsville fire insurance plan, 1939, RPA 1990.032

Contextual Value

The T.I. Bowie Medical Hall, located at 264 Queen Street South, has contextual value because it is important in defining, maintaining and supporting the character of Streetsville; further it is physically, functionally, visually and historically linked to its surroundings.

The T.I. Bowie Medical Hall is a tangible reminder of Streetsville's role in serving the needs of the late 19th/early 20th century rural farming community. The property is an example of purpose-built late 1800s architecture, which helps to define how people lived and worked in the area. It helps to maintain the look and feel of Streetsville's historic streetscape. Further, as one of a number of historic buildings that remain in the village, it is part of a cohesive group of similarly aged architecture which together defines Streetsville as a special place.

Functionally, for most of its life, the T.I. Bowie Medical Hall was both a commercial and a residential site. Although obviously not being used in this way presently, the structure is still easily identifiable as a mixed-use building with its ground floor store front and residential units above. Even in its present iteration, it remains both physically and visually linked to the historic streetscape of the village.

The relationship between both the commercial and residential portions of the building and the sidewalk is an essential attribute of the site, which helps to define, maintain and support the character of Streetsville. This relationship gives the property context, and as such should be maintained to avoid obscuring the relationship between the building and the public thoroughfare.

Just as important as the relationship between the T.I. Bowie Medical Hall and the sidewalk is the relationship that exists between the property and its neighbours. The streetscape at this location is defined by the building's proximity to, and visibility from, the adjacent United Church to the south; to the Lee Funeral home to the north; and across the street to the former Falconer's General Store; to the Franklin House, and to the Odd Fellow's Hall, amongst other properties. These relationships help to define the property's history in the community and combine to give the T.I. Bowie Medical Hall contextual value.

Conclusion

The T.I. Bowie Medical Hall, merits designation under the *Ontario Heritage Act* for its historical/associative, physical/design, and contextual value, which, although the property only needs to meet one of the nine criteria outlined in the *Ontario Heritage Act*, it meets several.

The property is significant because it was the second location of the village telephone office; because it was the location of the village medical hall and because of its association with various people of significance to the village, the most noteworthy being Dr. Thomas Innes Bowie.

The property is also significant as it is representative of late 19th century mixed use commercial/residential, or “Main Street” architecture; and because the portico displays a high degree of craftsmanship and artistic merit. Further, the property serves as a tangible reminder of Streetsville’s role in serving the needs of the late 19th/early 20th century rural farming community. Finally, as part of a cohesive group of similarly aged architecture, it helps to maintain the look and feel of Streetsville’s historic streetscape.

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DESIGNATION STATEMENT

The Bowie House, 264 Queen Street South

Description of Property - T.I. Bowie Medical Hall, 264 Queen Street South.

The T.I. Bowie Medical Hall is a mid to late 19th century structure, located on the west side of Queen Street, south of Thomas Street, in the former village of Streetsville.

Statement of Cultural Heritage Value or Interest

The T.I. Bowie Medical Hall has historical/associative value as it has direct associations with activities that were significant to the community including the provision of early telephone service and health care; it has direct associations with people who were significant to the community, including J.E. Wilkinson, R.H. McClung, and Dr. T.I. Bowie. The property yields, or has the potential to yield, information that contributes to an understanding of Streetsville in the late 19th and early 20th centuries.

The T.I. Bowie Medical Hall has physical/design value as an early example of late 19th century mixed use commercial/residential architecture. The portico displays a high degree of craftsmanship and artistic merit.

The T.I. Bowie Medical Hall has contextual value as it defines, maintains and supports the character of Streetsville’s historic streetscape from a time when Streetsville played a role in serving the needs of the late 19th/early 20th century rural farming community. The property has value as it serves to define purpose-built mid to late 1800s architecture. Specifically, the structure was built for both commercial and residential use. It helps to define how people lived and worked in the area. Further, the T.I. Bowie Medical Hall remains physically, visually and historically linked to its surroundings.

Description of Heritage Attributes

Attributes of the T.I. Bowie Medical Hall that reflect its historical or associative value:

- its location within the village of Streetsville;
- its proximity to and visibility from other historic buildings on Queen Street South, specifically, but not limited to, the United Church, Lee Funeral home, the former Falconer’s General Store, the Franklin House, the Odd Fellow’s Hall;
- its two-storey massing, which is reflective of mid to late 19th century rural village commercial buildings;
- its recessed front commercial entrance way, which is reflective of local mid to late 19th century rural village commercial buildings;
- the open space between the sidewalk and the portico;

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The Bowie House, 264 Queen Street South

- the relationship between the commercial entrance and the sidewalk.

Attributes of the T.I. Bowie Medical Hall that reflect its physical/design value:

- its two-storey massing;
- its underlying symmetrical composition;
- its red brick façade;
- its rubble stone foundation;
- its rectangular plan;
- its gable roof, with the end gable facing Queen Street South;
- its recessed entranceway, on the ground floor, which leads into the historically commercial section of the structure;
- its transom topped commercial entrance door;
- its slightly arched headed wood windows which are capped with segmentally arched red brick voussoirs or stone lintels;
- its single/double hung wood windows;
- its two-over-two windows;
- its one-over-one windows;
- its ten-over-one window;
- its stone sills;
- its functional wood shutters, which were removed sometime in the recent past, which should be replicated/restored;
- its exterior chimney on the main structure’s north wall;
- its square, two-storey, red-brick portico;
- its stone cap, which wraps around the portico at the intersection of the red-brick and the wood shiplap/vinyl/aluminum siding;
- its decorative red-brick corbels, located on the portico, that cascade down to a point;
- its opening in the south wall of the portico, with its stone lintel and stone header which is supported, and/or decorated, with two white, wood columns that are situated at the extreme ends of the opening, which allows light and air to penetrate into the portico enclosure;
- its decorated arched brick detail, on the entry into the portico, which is embellished with a combination of protruding red-brick and, historically what appears to have been protruding rough stone, between the two layers of flush red-brick work;
- the portico’s red-brick interior;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, which is capped with a stone header, which appears to match the header and lintel of the south-wall opening

DESIGNATION STATEMENT

The Bowie House, 264 Queen Street South

- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway which is divided into three sections; being a horizontal transom-like section, in a five-over-five configuration, which sits above two rectangular lites;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, with its wood muntin bars. Specifically its horizontal wood muntin bar which is embellished with decorative wood carving;
- the open space between the portico and the sidewalk;
- its mid-section, which, like the front-section of the building, is a rectangular, two-storey red brick structure, set on a ninety-degree angle to the front-section of the structure;
- its mid-section which on the south façade juts out from behind the front-section of the building and on the north façade sits flush with the front-section of the building;
- its mid-section with its wooden fire escape on the west wall.
- the massing of the post-1939 addition, on the west end of the building.

Attributes of the T.I. Bowie Medical Hall that give it contextual value:

- its location on Queen Street South within the historical commercial core of the early community;
- its visibility from Queen Street South;
- its relationship to the neighbouring historical United Church and historical Lee Funeral Home;
- its proximity to other heritage properties in the area.