

HERITAGE IMPACT ASSESSMENT



26 ANN STREET
PORT CREDIT, MISSISSAUGA

21 DEC 2018

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1.0 BACKGROUND & METHODOLOGY

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

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

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

2.0 LOCATION

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

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



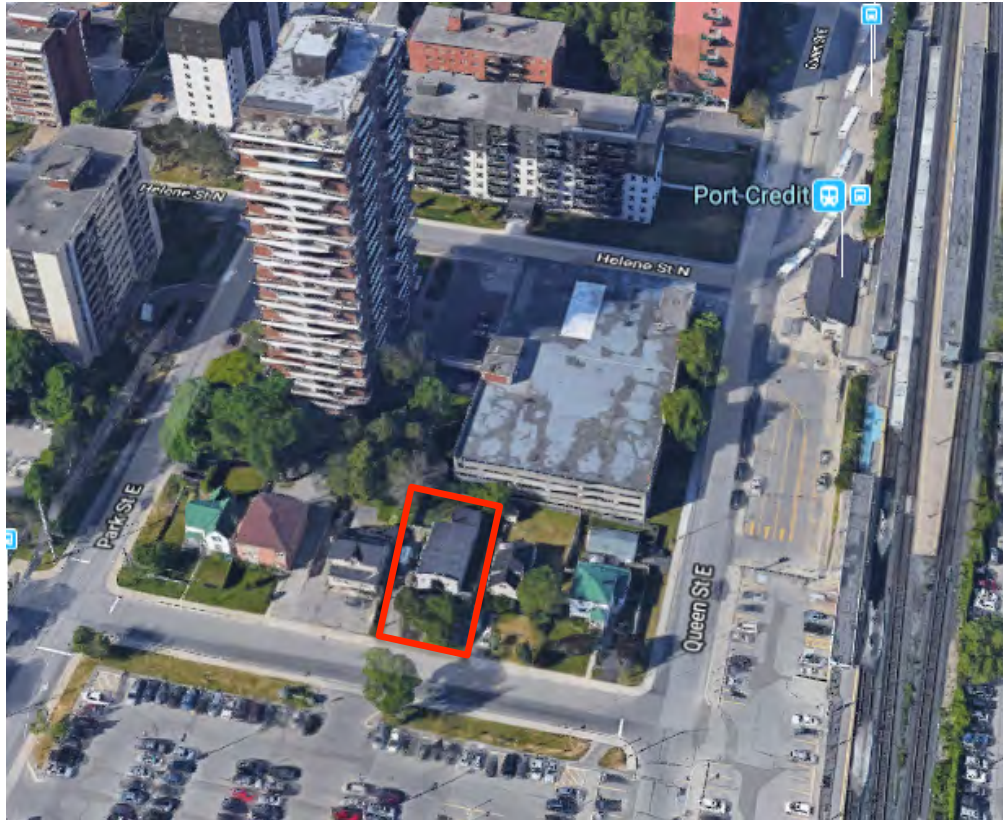
Location Map: 24 Ann Street

3.0 SITE DESCRIPTION

See Appendix A: PHOTO-DOCUMENTATION

See Appendix B: AS-FOUND DRAWINGS

The subject property is an urban lot that is approximately 560 square meters with a 17-metre frontage on Ann Street. It contains a 1.5 storey single-detached residential building. There is a paved driveway on the south side of the house and the front yard is landscaped. It is part of a streetscape on the west side of Ann Street that contains 1-1.5-storey single-detached housing and a small 3-storey apartment building. There is a 27-storey residential tower and a 3-storey above ground parking garage located behind the subject property.



26 Ann Street [Google Earth]

Exterior Elements

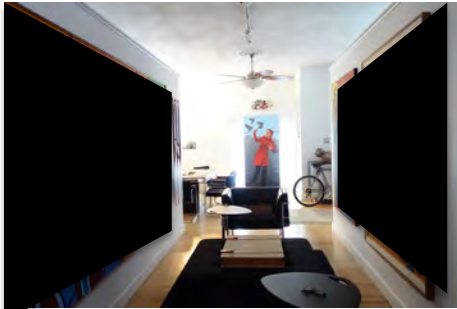
The building exterior has a modern spray-stucco finish that is painted grey with a stucco frame detail around door and window openings. The door and window openings appear to be original, but all of the doors and windows are modern replacements. The form and style of the building is very different from other buildings in this area and resembles a meeting hall rather than a dwelling. It has a rectangular plan with a flat roof and the raised parapet has a stepped profile. There is a raised stoop at the main entrance that has modern iron railings that are not original to the building. There are modern canvas canopies at the front and side entrance that are not original to the building.



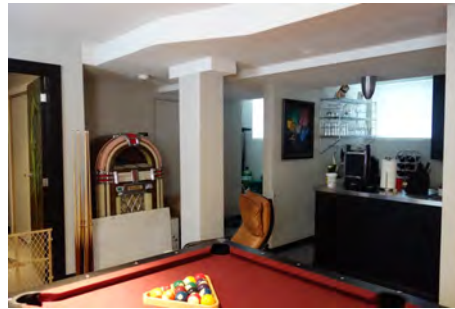
26 Ann Street – Spanish Colonial style hall with a raised basement

Interior Elements

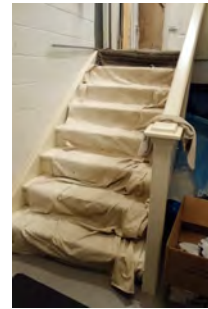
The interior has modern finishes throughout including drywall and laminate or tile flooring. The interior layout has been altered extensively with the addition of modern partition walls and a new staircase to the basement level. The only feature that may be original is an unused staircase at the back of the building that has a very plain wood railing and newel post.



Main floor



Basement



Back stairs

Landscape Elements

The front yard is landscaped with modern stonework and plantings. The grade at the front is slightly higher than the sidewalk and there are raised beds along the front and south side of the building with modern plantings. The rear yard is flat and featureless and contains a lawn. There is no garage and vehicles are parked on the paved driveway on the south side of the house.



Raised planting beds along the front and south side of the building are not original.

4.0 HERITAGE STATUS

The subject property is currently listed on the *Municipal Heritage Register* as a *non-Designated* property. According to the City's online Property Information, the property is listed for 'architectural' reasons as an example of a 'Colonial Revival – Spanish Pueblo' style building built in 1930. The building style is a variant of the Spanish

Colonial Revival Style popular in the 1920s and 30s, known as Mission or Pueblo Style, because it employs simple forms with a stepped roofline and stucco emulating adobe brick

The listing identifies it as the 'Unity Church of Mississauga'. The construction materials are identified as stucco over cinder block. The photos included on the inventory show features that have since been removed or altered including the following:

- the 2 over 2 wood windows have been replaced with fixed single-pane vinyl clad window units
- the solid wood front door with separate glazed sidelights has been replaced with a modern single-unit entry with a glazed door and integrated sidelights
- the window shutters on the main elevation have been removed
- the wood railings at the front and side entrance have been replaced with iron railings and canvas canopies have been installed at both entrances
- small conifers and hedging in front of the building have been removed and new landscaping, including raised beds across the
- a paved driveway on the north side of the building has been removed
- the exterior stucco has been sprayed with a grey spray stucco and a raised frame detail has been added around the window and door openings
- new flashing in a contrasting colour has been installed on top of the parapet



Heritage Inventory photos, City of Mississauga Property Information

5.0 HISTORICAL CONTEXT

See Appendix C: Land Records

See Appendix D: Historic Mapping

Historically, the subject property is associated with the 20th century subdivision of Lot 3 following the death of Timothy Conner/O'Connor in 1898. (See separate *Heritage Impact Assessment for 24 Ann Street* for more information about Timothy Conner/O'Connor). In 1905, Margaret M. Robinson purchased all of Lot 3 from Timothy Conner/O'Connor's widow Catherine. The lot was subsequently divided into 6 lots that were developed at different times, resulting in a varied streetscape.



Lot 3 – 2 extant 19th century dwellings and later 20th century infill

In 1948, the portion that corresponds to the subject property was sold to 'Loyal Orange Lodge No. 165' (later referred to as No. 163 in the abstract, perhaps a typo?). Four years later, in 1952, ownership of the property was transferred to the 'Anne Street Hall Corporation', either a trust set up by the Orangeman or perhaps a separate entity. In 1984 the property was sold to the 'Divine Peace Evangelical Lutheran Church'. Two years later, in 1986 it was transferred to Elisa De Sante in Trust, perhaps a member of the Lutheran congregation. In 1990 it was sold to the Unity Church of Mississauga. In 1999 it was transferred to 'Faith Incorporated'. In 2006 it was purchased by the current owner and converted to a private residence.

The ownership of the subject property is listed below:

- 1948-52 Loyal Order Lodge No. 165 (or 163?)
- 1952-84 Anne Street Hall Corporation
- 1984-86 Divine Peace Evangelical Lutheran Church
- 1990-99 Unity Church of Mississauga
- 1999-06 Faith Incorporated
- 2006-present Current owner

The date of construction included on the inventory sheet is 1930. The source for this is not provided but it is consistent with the original materials (ie; cinder-block, stucco and wood sash) and style of the building (ie; Spanish Pueblo, popular c. 1910s-40s). The building does not appear on the 1928 Fire Insurance Map but does appear on the 1952 Fire Insurance Plan. This is consistent with a construction date of 1930.

Although Land Records indicate that the title of the property was not transferred to the Orange Order until 1948, it is possible that they constructed a lodge on this site prior to 1948 with permission of the owner. The registration in 1948 may be associated with the transfer of the property in 1952 to the 'Anne Street Hall Corporation'.

There was an earlier Orange Hall in Port Credit that was built before 1875 and was located on Lakeshore Road, opposite the Rifle Range. This building was moved to Stavebank Road in 1875. When St. Andrew's Presbyterian Church was constructed on this site in 1927, the old Orange Hall was moved again to a site behind the old Fire Hall in Port Credit. The Old Hall was used as a Municipal building and then as a public library.



Left: The New Orange Hall. 26 Ann Street - constructed on the subject property c. 1930 and later repurposed as a Lutheran church in the 1980s and a Unitarian Church in the 1990s.



Right: The Old Orange Hall, originally on Lakeshore Road that was repurposed as Port Credit's Municipal Building in the 1870s and the Public Library in the 1920s (demolished)

A research request for information about the Loyal Orange Order was made to the Peel Regional Archives and Heritage Mississauga but did not yield any further information about the Loyal Orange Lodge in Port Credit. Due to the privacy and secrecy associated with this type of fraternal order, Lodge records are not typically turned over to public collections.

There is a large Orange Lodge in Streetsville that is a *Part IV Designated* heritage building. The 2-storey brick hall in Streetsville was built by Orange Lodge No. 290 in 1855 and is representative of a meeting hall constructed during the height of the organization's membership and influence in Peel County. In comparison, the modest hall constructed on the subject property is more indicative of the modest means of the Port Credit branch and the decline of the organization's membership and influence in Peel County in the 20th century.



Left: Orange Parade, Streetsville, July 1912



Right: Orange Lodge No 290, Streetsville – a prominent building on the main commercial street in the historic core

The Orange Order (or the Loyal Orange Institution) is a Protestant fraternal order that was founded in Northern Ireland in 1795. It takes its name from the Dutch-born Prince William of Orange-Nassau, called William of Orange, who became King William III of England, Ireland and Scotland in 1689. Its members are referred to as Orangemen.

Irish-born Protestant immigrants and soldiers transplanted the Orange Order to British North America in the early 19th century. The Orange Order in Canada was primarily dominated by Irish Protestants but included English, Scottish, German and First Nations members, as well as some United Empire Loyalists. In Canada, the Order was strongest in Ontario, New Brunswick and Newfoundland. It reached its peak in 1920 when there were about 100,000 members in 2,000 lodges throughout Canada and the British colony of Newfoundland.

Lodges were places for social activities and the Orange Order provided financial assistance to members during times of illness or unemployment, and, upon a member's death, the Order often alleviated the financial burden on widows and orphans by covering funeral costs and defraying burial fees. The Orange Order held regular meetings and held an annual parade on or around the 12th of July. A hall or 'lodge' was built to serve as a meeting place. Land and money for the Lodge was donated or raised by members. There was no standard design for halls, but in Ontario they tended to be fairly plain structures, 1 or 2-storey in height with a rectangular plan and windows on all sides to provide natural light to the hall interior.

In the 20th century Orangeman promoted temperance, morality and self-improvement and hosted social activities to promote these values. Since the 1960s, the Order declined greatly in popularity and influence due to a number of factors including a decline in the British connection, the rise of the welfare state that led to a declining need for fraternal societies, ethnic diversity, secularization and alternative means to spend one's free time. As a result many Lodges became inactive and property and buildings owned by the Lodge were sold. Membership in Canada today is estimated around 5,000-6,000 people scattered throughout a few hundred lodges.

After 1984, the subject building was used by three different religious groups; the Divine Peace Evangelical Lutheran Church from 1986-9, Unity Church Mississauga from 1990-99, and Faith Incorporated from 1999-2006. During this period, minor changes were made but in general the building and grounds were not well maintained.

The current owner has improved the building and grounds. These improvements resulted in the removal and alteration of original elements.

c. 1980



c. 1990



2018



26 Ann Street – alterations include application of a modern spray-stucco to the entire exterior, replacement of all of the original windows, changes to the front door, changes to the front entrance stairs, installation of canopies, and changes to the landscape.

6.0 HERITAGE VALUE

In terms of its architectural character, the subject building contrasts with other buildings in this area. Although Orange Halls were not built to standardized designs, they typically had a distinctive architectural character. The Spanish Colonial Style is not common in Ontario. This style worked well for a simple and economical hall building and gave it a distinctive character that appealed to Lodge members who wanted to show their ideological/political independence. The subject building is a very simplified and reduced example of this style since it does not have a tiled roof or exposed rafter ends and has a simple rectangular plan. Therefore, the subject building does not have significant architectural value as an example of Spanish Colonial architecture.

In terms of its original use, the subject building contrasts with other buildings in this area. It was originally constructed as a meeting hall for Loyal Orange Order No. 165. This was the meeting place for the local Port Credit chapter of a fraternal organization that had Lodges in communities across Canada. In this context, the Port Credit lodge is a very modest structure that is indicative of the small membership and limited means of the Port Credit chapter as well as the general decline in membership and influence of the Orange Order that occurred in the 20th century. This was a small private organization that did not have a significant impact on the community. Therefore this building does not have significant historical or associative value to the community.

The three religious groups associated with the subject dwelling between 1984 and 2006, do not have strong connections with this building because their ownership was fairly brief and the subject building does not reflect those groups.

6.1 EVALUATION ACCORDING TO ONT. REG. O9/06

24 Ann Street, Port Credit (MISSISSAUGA), ONTARIO		
Criteria to Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	NO	<i>It is a modified example of a c. 1930 Orange Hall that has some characteristics associated with a 20th century Colonial Revival Style called 'Spanish Mission or Pueblo'.</i>
b) Displays a high degree of craftsmanship or artistic merit	NO	<i>It is one-storey cinder-block building built c. 1930 that has been significantly modified and aside from its general outline and exterior walls, does not have any of its original exterior and interior finishes or features.</i>
c) Demonstrates a high degree of technical or scientific achievement	NO	<i>It is a small one-storey cinder-block building with a flat roof and a stucco exterior.</i>
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	NO	<i>It is primarily associated with a fraternal organization called Loyal Orange Lodge No. 165 that no longer exists. Loyal Orange Lodge No. 165 had a small membership and did not have a significant impact on the community of Port Hope. The historical and associative value of the Orange Order in this area is commemorated elsewhere in the City of Mississauga, specifically by Orange Lodge in Streetsville (47 Queen St South) that is Designated under Part IV of the Ontario Heritage Act.</i> <i>It was briefly associated with 3 faith groups in the community; the Divine Peace Evangelical Lutheran Church from 1986-90, Unity Church Mississauga from 1990-99 and Faith Incorporated from 1999-2006. These associations are limited because these groups did not make significant changes to the building associated with their short tenure there.</i>
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	<i>Due to the lack of documentation available about Loyal Orange Lodge No. 165, this property has limited potential to contribute to an understanding of the community of Port Credit.</i>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	<i>This building has been significantly modified on the exterior and interior and the original designer/builder is unknown. There is no evidence to suggest that was designed by an architect.</i>
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area	NO	<i>This is an area in transition. Contextual associations have been lost.</i>
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	<i>This is an area that has been heavily impacted by 20th century re-development. Historic links have been lost.</i>
c) Is a landmark	NO	<i>This is a modest one-storey hall converted to residential use. It is not a landmark.</i>

7.0 PROPOSED DEVELOPMENT

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

8.0 IMPACT ON HERITAGE VALUE

Based on an *Evaluation according to Ontario Regulation 09/06*, this property does not have significant heritage value and does not meet criteria for Designation under the *Ontario Heritage Act*. Therefore, potential heritage impacts resulting from demolition are negligible.

9.0 CONSERVATION STRATEGY

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

10.0 CONCLUSIONS & RECOMMENDATIONS

The subject property contains a heavily modified one-storey cinderblock hall that was built c. 1930 as a meeting hall for Loyal Orange Lodge 265 in a vernacular Spanish pueblo style. It does not meet any of the criteria for Designation under the *Ontario Heritage Act*. It is located in an area that has limited historical or contextual value due to major impacts in the 20th century as a result of suburbanization. This is an area in transition where greater density is required to support the Port Credit Mobility Hub. It is therefore recommended that this property be removed from the Heritage Register so that a demolition permit can be issued.

11.0 QUALIFICATIONS OF THE AUTHOR

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

12.0 SOURCES

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APPENDIX A: PHOTO-DOCUMENTATION

CONTEXT



Figure 1: 26 Ann Street – CONTEXT – part of residential streetscape comprised of 1.5-2-storey single detached houses & a 3-storey walk-up apartment – backs onto a property containing a 27-storey tower



Figure 2: 26 Ann Street – CONTEXT – directly opposite the Port Credit GO Transit parking lot



Figure 3: 26 Ann Street – CONTEXT – view looking north on Ann Street toward the rail line with GO Train waiting on the track



Figure 4: 26 Ann Street – CONTEXT – view looking north on Ann Street



Figure 5: 26 Ann Street – CONTEXT – adjacent residential properties to the north



Figure 6: 26 Ann Street – CONTEXT – adjacent residential properties to the south

EXTERIOR



Figure 7: 26 Ann Street – EXTERIOR – Front elevation facing Ann Street



Figure 8: 26 Ann Street – EXTERIOR – Paved driveway (south side)



Figure 9: 26 Ann Street – EXTERIOR – Stairs to front entrance



Figure 10: 26 Ann Street – EXTERIOR – Stairs to side entrance



Figure 11: 26 Ann Street – EXTERIOR – Wood fencing along north side



Figure 12: 26 Ann Street – EXTERIOR – Side yard (north side)



Figure 13: 26 Ann Street – EXTERIOR – Back yard

INTERIOR



Figure 14: 26 Ann Street – INTERIOR – Front entrance



Figure 15: 26 Ann Street – INTERIOR – Side entrance



Figure 16: 26 Ann Street – INTERIOR – Office 1



Figure 17: 26 Ann Street – INTERIOR – Gallery

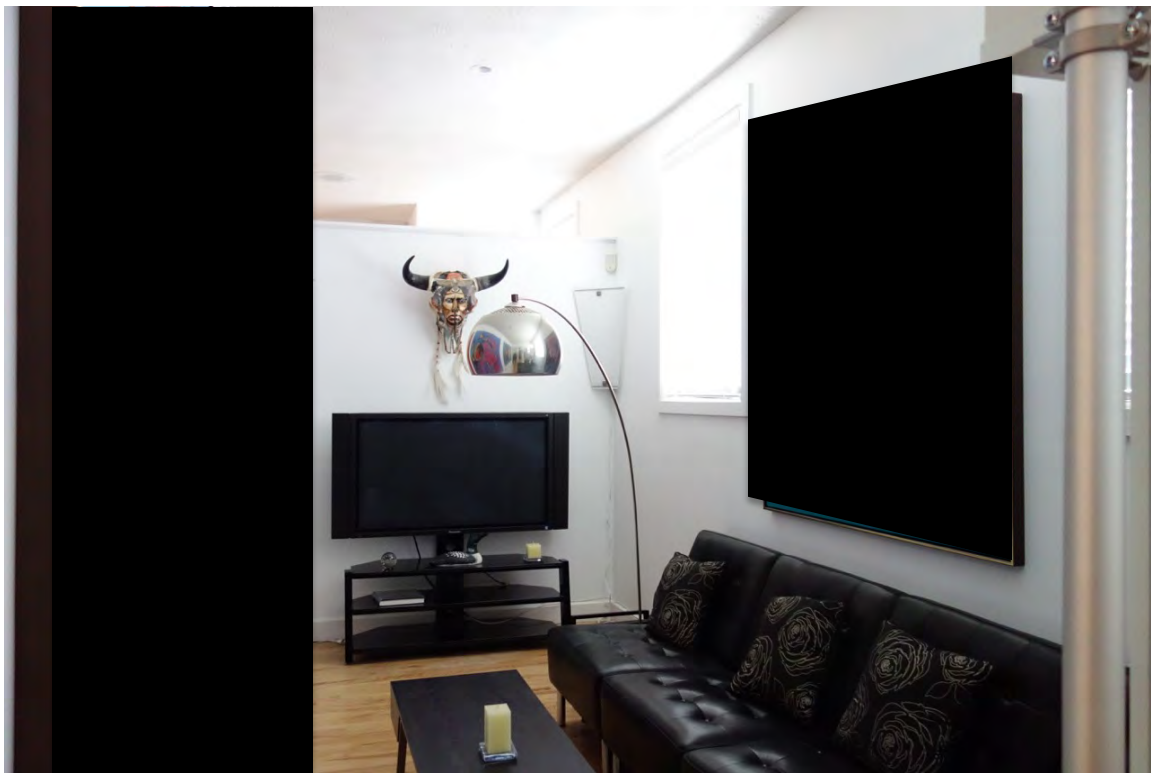


Figure 18: 26 Ann Street – INTERIOR – Office 2



Figure 19: 26 Ann Street – INTERIOR – Office 2

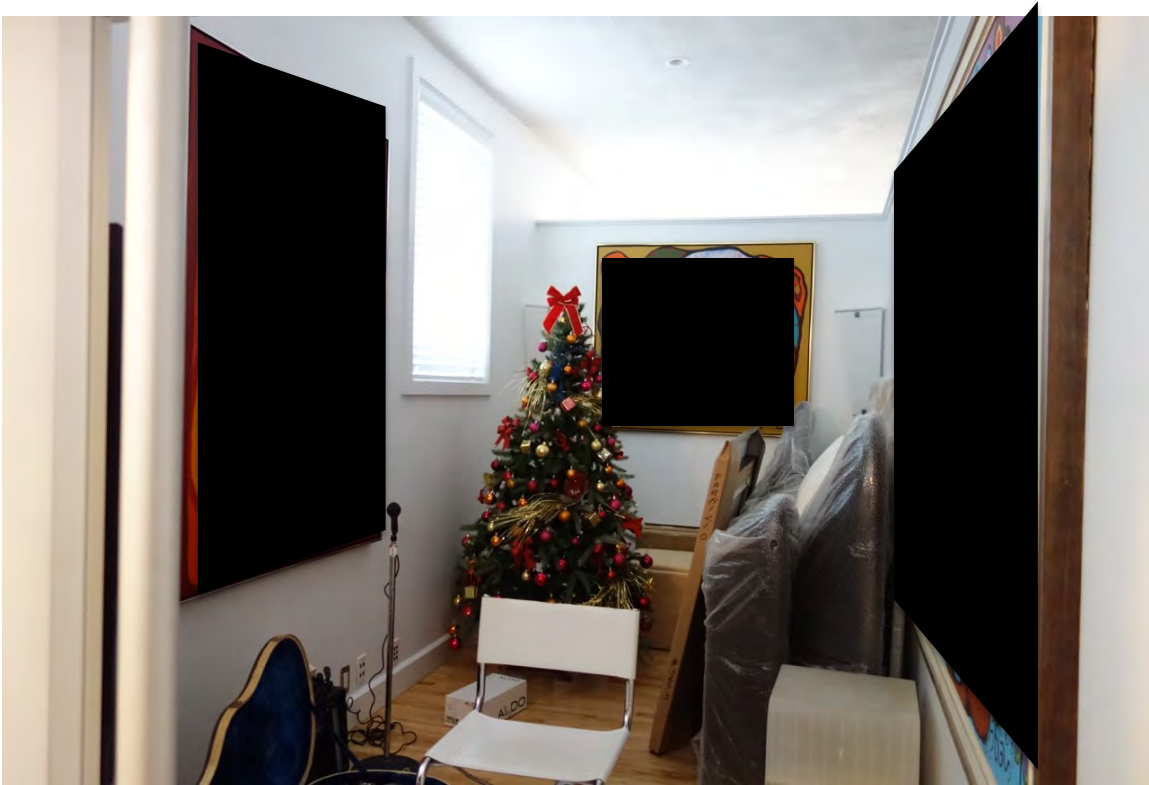


Figure 20: 26 Ann Street – INTERIOR – Office 3

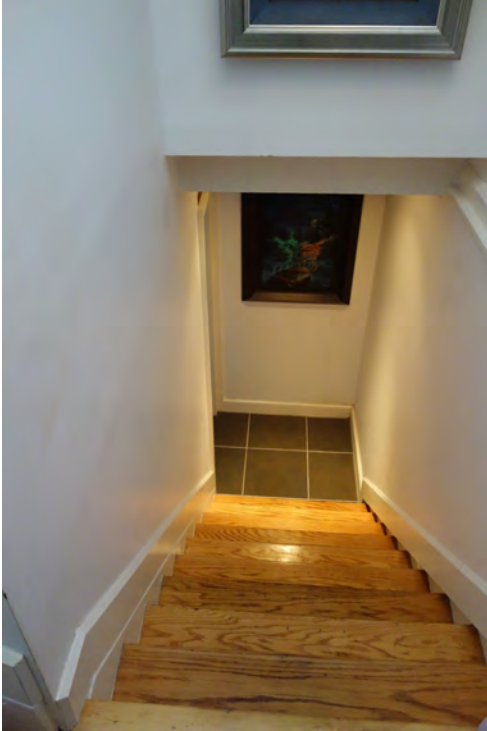


Figure 21: 26 Ann Street – INTERIOR – Stairs to basement

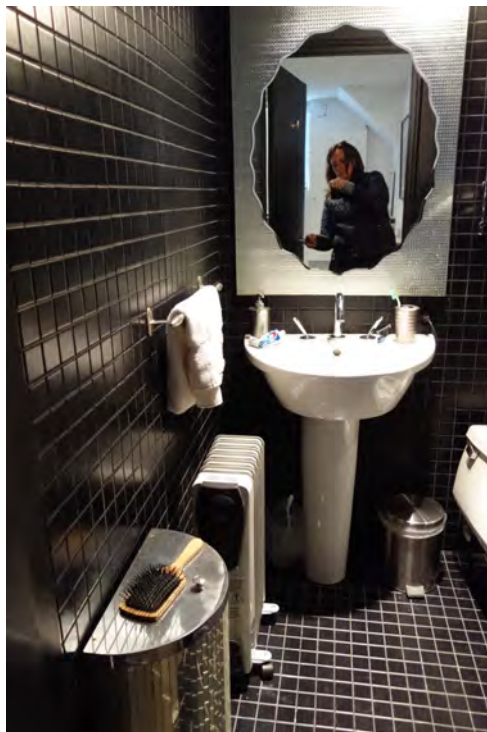


Figure 22: 26 Ann Street – INTERIOR – BASEMENT – exercise room (left) and bathroom (right)



Figure 23: 26 Ann Street – INTERIOR – BASEMENT – Recreation room

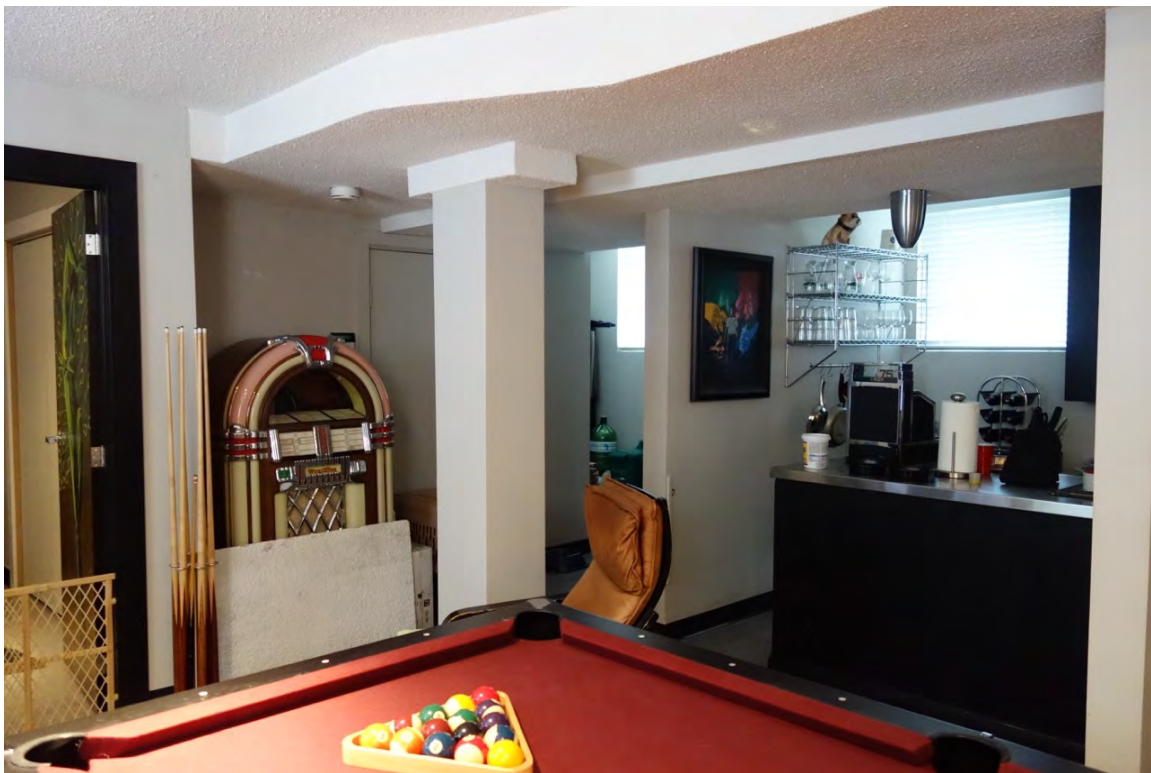


Figure 24: 26 Ann Street – INTERIOR – BASEMENT – Recreation room



Figure 25: 26 Ann Street – INTERIOR – BASEMENT – Kitchen



Figure 26: 26 Ann Street – INTERIOR – BASEMENT – Bedroom



Figure 27: 26 Ann Street – INTERIOR – BASEMENT – Back hallway

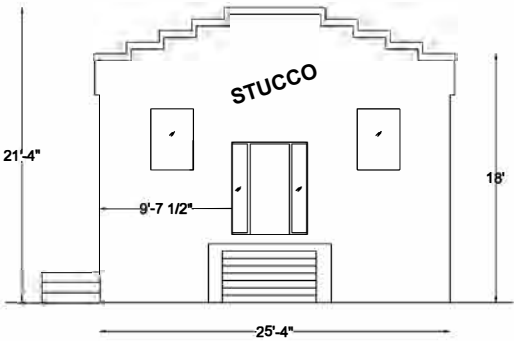


Figure 28: 26 Ann Street – INTERIOR – BASEMENT – Back hallway

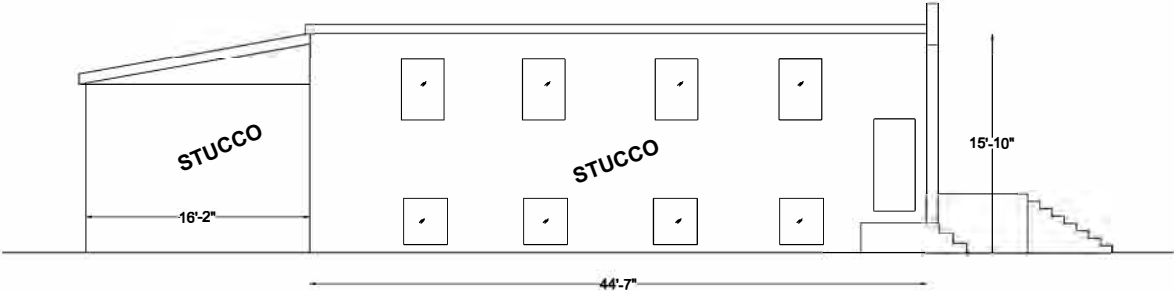


Figure 29: 26 Ann Street – INTERIOR – BASEMENT – Back stairwell

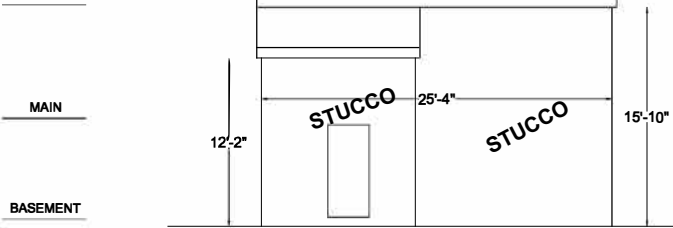
26 ANN STREET
PORT CREDIT, ONTARIO



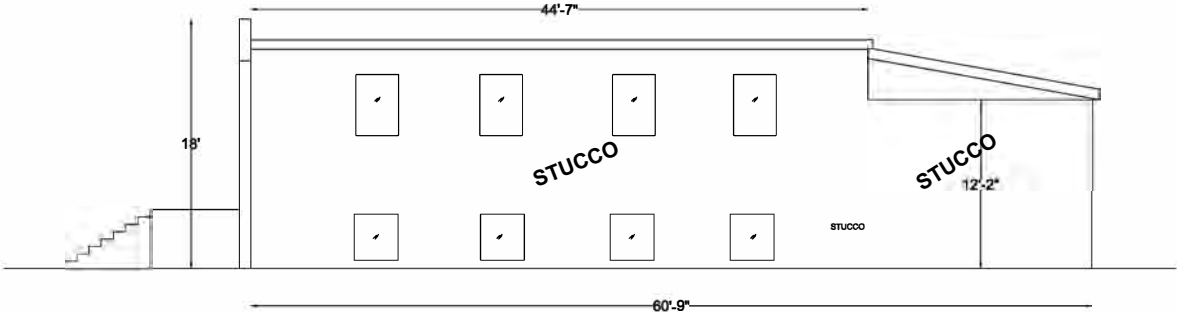
EAST ELEATION (FRONT)



SOUTH ELEVATION (SIDE)



WEST ELEVATION (REAR)



NORTH ELEVATION (SIDE)

SECTION

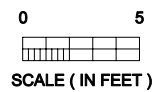
MAIN

BASEMENT

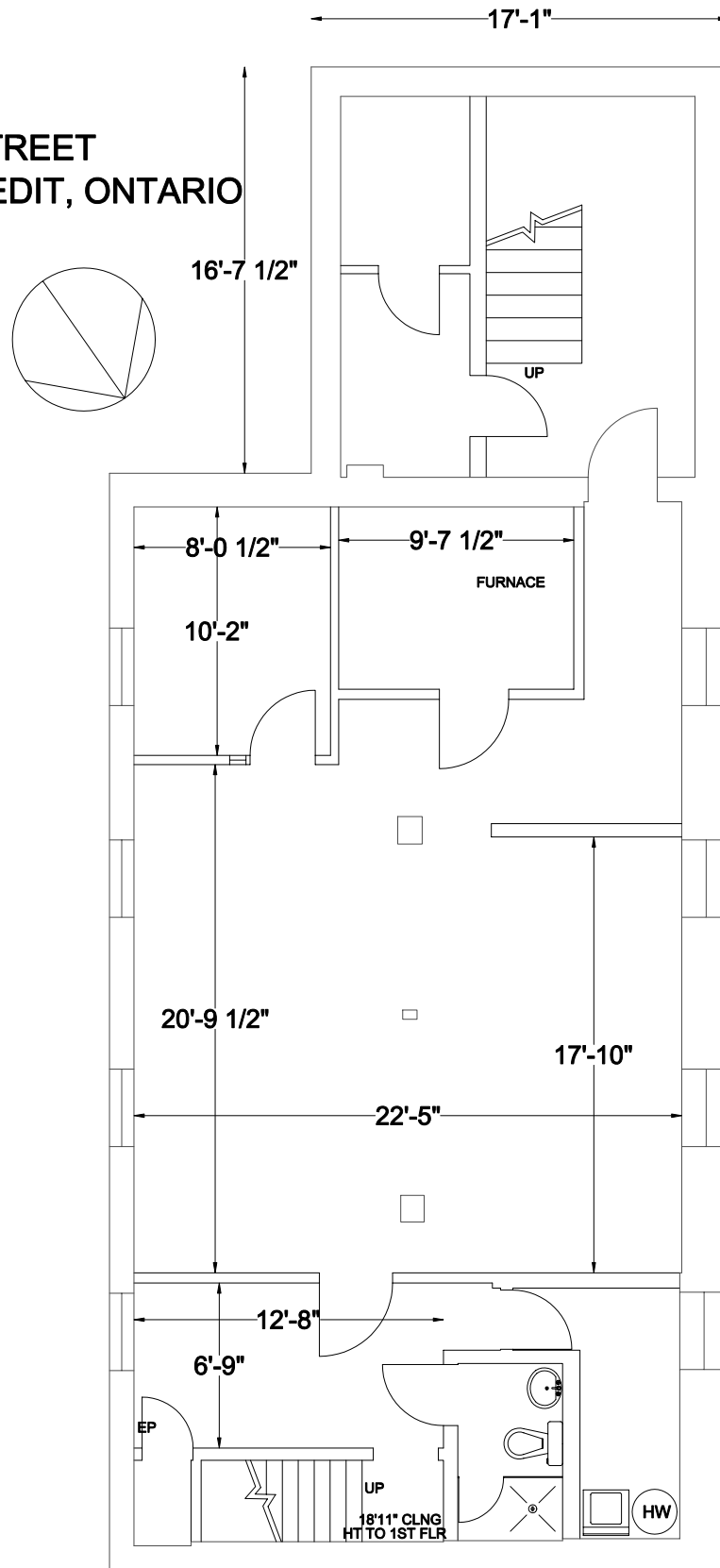
MAIN FLOOR
1,324 SF

0 5
SCALE (IN FEET)

1,324 SF

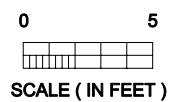


26 ANN STREET
PORT CREDIT, ONTARIO



BASEMENT

1,423 SF



APPENDIX C: LAND RECORDS

ADDRESS: 26 Ann Street, Mississauga

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

INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
466834	1857 *Registered 1978	PATENT	CROWN	O'CONNOR	All Lot 3
11837	1905	B & S	O'CONNOR Estate	Margaret M. ROBINSON	All Lot 3
2911	1948	Grant	Margaret M. Young (formerly Margaret M. ROBINSON)	LOYAL ORANGE LODGE No. 165	Pt. Lot 3 60' x 110'
5156	1952	Grant	LOYAL ORANGE LODGE No. 163	ANNE STREET HALL CORPORATION	Pt. Lot 3 55' x 110'
670444	1984	Grant	ANNE STREET HALL CORPORATION	DIVINE PEACE EVANGELICAL LUTHERAN CHURCH	"
766172	1986	Grant	DIVINE PEACE EVANGELICAL LUTHERAN CHURCH	Elisa DE SANTE (IN TRUST)	"
949109	1990	Grant	Elisa DE SANTE (IN TRUST)	UNITY CHURCH OF MISSISSAUGA	"
LT1959682	1999	Transfer	UNITY CHURCH OF MISSISSAUGA	FAITH INCORPORATED	"
PR1177761	2006	Transfer	FAITH INCORPORATED	CURRENT OWNER	"

*Title search provided by Chirs Aplin, MCA Paralegal Services

CITY OF MISSISSAUGA

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

1978 MAR 9 PM 3 06

In The Land
 Registry Office
 at Brampton,
 Ontario.

Hera Porter
 LAND REGISTRAR

Miss MR

✓ 466834 ✓

PROPERTY OF LAND REGISTRY OFFICE
 PEEL (No. 43)

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

*entered PC 2
 pg 350*

*Crown
 Grant*

*7/11/76
 9/11/76*

10.00 1 copy

at alt

511120418

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*1000T

Crlich

466834

3

G R A N T

to

Timothy Conner

Dated 7th March, 1857.

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

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

H. McLean

Deputy Registrar General of Canada



END HEAD.

220.

PROVINCE OF CANADA.

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

To all to whom these Presents shall come—Greeting:

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

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

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

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

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

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

Recorded 18th March 1857.

The Queen
Super Regis

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

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

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

By Command of His Excellency in Council

Ref. No. 2240.
Doc. No. 2275.

111 J. L. S.
Printed

J. H. Smith
Secretary.

Joseph Cauchero
Commissioner of Crown Lands.

DATE PLAN REGISTERED

OWNERS Crown Survey

LOTS SUBDIVIDED Town Plot

Abstract Index
Répertoire par lot

Lot

3

Plan/Concession PC2
Park to Queen Street

Page 1

Date

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XXXXXX	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
11837	B & S	7 Mar 1905	Catherine O'Connor Extr. Timothy O'Connor Est. The said Catherine O'Connor and Ellen Mary O'Connor	Margaret M. Robinson	\$450.00	A11
386 PC	Grant	3 Dec 1938	Margaret M. (Robinson) Young	Lena R. Anderson	200.00	North 100 feet
2750	Grant	7 May 1948	Lena R. Anderson	William J. O'Dell	450.00	Nly 50'
2911	Grant	1 Sept 1948	Margaret M. Young (formerly Margaret M. Robinson)	Loyal Orange Lodge No. 165	\$850.00	Pt Comm in E limit 100' S of N L Thence S <u>60'</u> X W 110' X N <u>60'</u> X E 110' to pofc.
3938	Q.C.	11 July 1950	Loyal Orange Lodge No. 163	Margaret M. Young	\$1.00	Part as in no. 2911 Given to correct error in desc.
3939	Grant	11 July 1955	Margaret M. Young (formerly Robinson)	Loyal Orange Lodge No. 163	\$1.00 & c	Part Comm in W limit of Ana St. 100' S of Queen St. Thence S <u>60'</u> X W 110' X N <u>60'</u> X E 110' to pofc
4177	Grant	29 Nov 1950	Margaret M. Young	William H. Thomson	\$1425.00	Part Comm in W limit of Ana St. 160' S of Queen St. thence S <u>95'</u> X W 110' X N 95' X E 110' to pofb
4507	Grant	13 June 1951	Loyal Orange Lodge No. 163	William H. Thomson	\$75.00	Part Comm in W limit of Ana St. 160' S of Queen St. Thence W 110' X N <u>5'</u> X E 110' X S <u>5'</u> to pofb
5156	Grant	21 Aug 1952	Loyal Orange Lodge No. 163	Anne Street Hall Corporation	\$1.00 & c	Part Comm in W limit of Anne St. 100' S of Queen St. Thence S <u>55'</u> X W 110' X N 55' X E 110' to pofb

Abstract Index Répertoire par lot

Lot

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Plan/Concession

PC2

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East of Credit River

Park to Queen Street



day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
6415	Grant	17 June 1954	Margaret M. Young	Micael Vukovic & Roza Vukovic as joint tenants	\$8,500 00	Part Comm on W side Ann St. 255' S of Queen St. Thence S 53'3" X W 109'3" X N 53' X E 109' to pofc
GR11330	Cert.	3 Dec 1958	Treasurers Consent	William H. Thomson		re: #4177 & 4507
9989	Grant	3 Dec 1958	Hazel I. Thomson et al sur Exrs. William H. Thomson	Arturo D'Ovidio & Anna D'Ovidio as joint tenants	\$1.00 & c	Part Comm in W limit of Ann St. 155' S of Queen St. Thence S 50' X W 110' X N 50' X E 110' to pofc.
10714	Grant	18 Mar 1960	Arturo D'Ovidio Anna D'Ovidio	Lucy Guidone	\$2.00 & c	Part as in no. 9989
10843	Grant	30 May 1960	Hazel I. Thomson et al Extrs of William H. Thomson Est.	Silvio Visconti	2.00 & c	Part Comm 205' S of Queen St. Thence S 50' X W 110' Y N 50' X E 110' to pofc
11134	Grant	14 Nov 1960	Silvio Visconti	Joseph Stefanik & Josephine Stefanik as joint tenants	\$2.00	Part as in No. 10843
13457CR	Cert	31 Jan 1962	Treasurers Consent	Minnie B. Goodison Estate		re: No. 6294 & O.L. ADUR UR 92105106
12747	Grant	2 Oct 1963	Joseph Stefanik & Josephine Stefanik	Charles Kosowicz Delma Kosowicz as joint tenants	2.00 & c	Part as in no. 11134
11591 vs	Grant	9 June 1966	Lucy Guidone	Cesare Di Bernardo and Geltrude Di Bernardo as joint tenants	2.00 & c	Part Comm W 155' Thence S 50' X W 110' X N 50' X E 110' to pofc

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East of Credit River

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Plan/Concession
Park to Queen Street

PC 2

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000001591vs

day mth year

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XXXXXX/XXXXXX/XXXXXX	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Pien-fonds/Observations
21433 vs	Cert	27 Sep 1966	Treasurers Consent	Arthur C. Peor Est.		Re: No. 12135 & O.L. 12100106
218321 vs	Grant	30 June 1972	Charles Kosowicz & Lelma Kosowicz	Jean Kowba	2.00 & c	Pt as in no. 10843 except pofc is 205' S from N L
220089 vs	Deposit	13 July 1972	Re: No. 11134			
466834 <i>pic</i>	Crown Grant	9 Mar 1978	Victoria (Queen)	Timothy Conner	£15	All
466960	Grant	10 Mar 1978	Cesare Di Bernardo & Geltrude Di Bernardo	Fausto Palumbo & Margaret Palumbo as joint tenants, 1/2 int. Antonio Sbrocchi & Filomena Sbrocchi as joint tenants, 1/2 int.	\$2.00 & c	Part as in No. 11591 vs except pofc is Comm Nly L
535474	Grant	21 Nov 1979	Antonio Sbrocchi & Filomena Sbrocchi	Fausto Palumbo & Margaret Palumbo as joint tenants	\$2.00 & c	Part as in No. 466960
634022	Grant	28 02 83	FALUMBO, Fausto PALUMBO, Margaret	JAROCKIS, Heidi, In Trust	\$2.00 & c	Part as in 11591 vs & pofc is also Comm at Nly L
670444	Grant	24 01 84	Anne Street Hall Corp.	KROESEN, Ron GIESCHEN, Leonard trustees Divine Peace Evan- gelical Lutheran Church		Comm 100' from intersection of Wly limit Ann St. & Sly limit of Queen St. Thence Sly 55' X Wly 110' X Nly 55' X Ely 110' to pofc
705824	Grant	14 02 85	THE ESTATE of VUKOVICH, Michael a. described a. VUKOVIC, Micael	VUKOVICH, Joe VUKOVICH, Mandy as JT		Part as in No. 6415

Abstract Index Répertoire par lot

Lot
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Park to Queen Street

PC2

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day with year

Instrument Number N° d'enregistrement	Instrument Type Type d'acte	Instrument Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
	Deposit		See Deposit no. 750313			pt as in no. 705824
750839	Grant	01 05 86	VUKOVICH, Joe VUKOVICH, Mandy	BONIWELL, John B. BONIWELL, Diana H. as JT 50% int. WALKER, Aurion J. WALKER, Gertrude M. 50% int. as JT		pt Comm E L Thence SW 110.03' X NW 52.96' X NE 110.03' X SE 53.25' to pofc.
750840	Mort	01 05 86	BONIWELL, John B. BONIWELL, Diana H. WALKER, Aurion J. WALKER, Gertrude M.	ROYAL Trust Corp of Canada	\$116,250.00	pt as in no. 750839
	DISCHARGED BY # B01076299 ASST. DEP. LAND REG. UR 94109130					
759471	Grant	07 07 86	KOWBA, Jean	BELERIQUE, Antonio BELERIQUE, Hirondina JT		Pt as in 218321 vs Comm 205' Sly from N L Thence Sly 50' X Wly 110' X Nly 50' X Ely 110' to pofc.
766172	Grant	26 08 86	DIVINE Peace Evangelical Lutheran Church	DE SANTE, Elisa In Trust		Pt as in 670444 Comm 100' SEly from Nly L Thence Sly 55' X Wly 110' X Nly 55' X Ely 110' to pofb
785428	Mort	26 01 87	BELERIQUE, Antonio BELERIQUE, Hirondina	CIBC Mortgage Co.	115,000.00	Pt as in 759472 Assigned by R0989164
793718	Grant	02 04 87	BELERIQUE, Antonio BELERIQUE, Hirondina	ESPERANCE, Manuel ESPERANCE, Grace cob as M & G Holdings		Pt as in 759471

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Lot
East of Credit River

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Plan/Concession
Park to Queen Street

PC2

Page 5



793718

DAY MON YR

Registration Number N° d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
858794	Grant	15 03 1988	JAROCKIS, Heidi	LATKA, Gabriela		part as in 785743 Comm 155' Sly of N L Thence Sly 50' X Wly 110' X Nly 50' X Ely 110' to pofc
948888	Grant	90 08 31	LATKA, Gabriela	ALBRECHT, Anita	\$239,800.00	Part as in 858794
949109 <i>pic</i>	Grant	90 09 04	DE SANTE, Elisa In Trust	UNITY CHURCH OF MISSISSAUGA	\$2.00	part as in 766172
960340	Mort	91 01 15	UNITY Church of Mississauga	THE Toronto-Dominion Bank	63,500 00	Part as in 766172
R0989164	Assignment	91 11 12	CIBC Mortgage Corporation	Bank of Montreal		Re: Mortgage 785428
R0 1049270	Charge	93 10 05	ALBRECHT, Anita	WIRTH, Katharina	25,000.00	Part as in 948888 DISCHARGED BY R0 1070077 ASST. DEP. LAND REG. LR 94/07/08
R0 1058737	Transfer	94 02 18	ALBRECHT, Anita	1047064 Ontario Inc.	234,000.00	Part as in no. 948888
R0 1070076 <i>22 Nov 94</i>	Charge	94 07 08	1047064 Ontario Inc.	CIBC Mortgage Corporation	132,000.00	Part as in R0 1058737
R0 1072028	Transfer	94 08 02	BONIWELL, John Bowers BONIWELL, Diana Hammond as JT 50%int. WALKER, Aurion James WALKER, Gertrude Marie as JT 50%int.	STARKEY, Christopher STARKEY, Cynthia as JT	168,000.00	Part as in 705824
R0 1072029	Charge	94 08 02	STARKEY, Christopher STARKEY, Cynthia	Firstline Trust Company	142,800.00	Part as in no. 705824 DISCHARGED BY R0 1164847 ASST. DEP. LAND REG. LR 94-02-11
R0 1135625	Transfer	97 02 19	O'DELL, William James	O'DELL, William James O'DELL, Marion Grace as JT	\$2.00	Nly 50' as in 2750

NOTICE
All Document/Instruments
subsequent to
Red
MAR 29 1997

PROPERTY DESCRIPTION: PT LT 3, PL PC-2, E OF CREDIT RIVER, PARK TO QUEEN ST AS IN R0949109, (N SIDE OF PARK ST E) ; MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R0949109, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER:

RECENTLY:
PARCELIZED

PIN CREATION DATE:
1997/03/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/18**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/03/14 **</p> <p>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/03/18</p> <p>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</p> <p>NOTE: THIS PIN WAS ONCE REG PIN 13463-0009. THIS PROPERTY WAS CONVERTED TO LT ON 1998/02/23 REUSING PIN 13463-0009.</p>						
R0949109	1990/09/04	TRANSFER	\$2		UNITY CHURCH OF MISSISSAUGA	C

LAND
REGISTRY
OFFICE #43

13463-0009 (LT)

PAGE 1 OF 2
PREPARED FOR CA
ON 2018/12/10 AT 12:54:41

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

PROPERTY DESCRIPTION: PT LT 3, PL PC2 ECR , "NORTH SIDE OF PARK ST" AS IN R0949109; MISSISSAUGA: (" AMENDED 1999 06 30 BY J.GARDNER)

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13463-0101

PIN CREATION DATE:
1998/02/23

OWNERS' NAMES
DEFABRIZIO, LOU


CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/23**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/02/23 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/02/24 **</p>						
R0949109	1990/09/04	TRANSFER <i>P/C</i>		*** DELETED AGAINST THIS PROPERTY ***	UNITY CHURCH OF MISSISSAUGA	
R0960340	1991/01/15	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	
LT1959682	1999/06/30	TRANSFER <i>P/C</i>		*** COMPLETELY DELETED *** UNITY CHURCH OF MISSISSAUGA, BY THEIR TRUSTEE	FAITH INCORPORATED	
LT1959683	1999/06/30	CHARGE		*** COMPLETELY DELETED *** FAITH INCORPORATED	CANADIAN IMPERIAL BANK OF COMMERCE	
LT2082968	2000/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
REMARKS: RE: R0960340						

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

13463-0009 (LT)

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

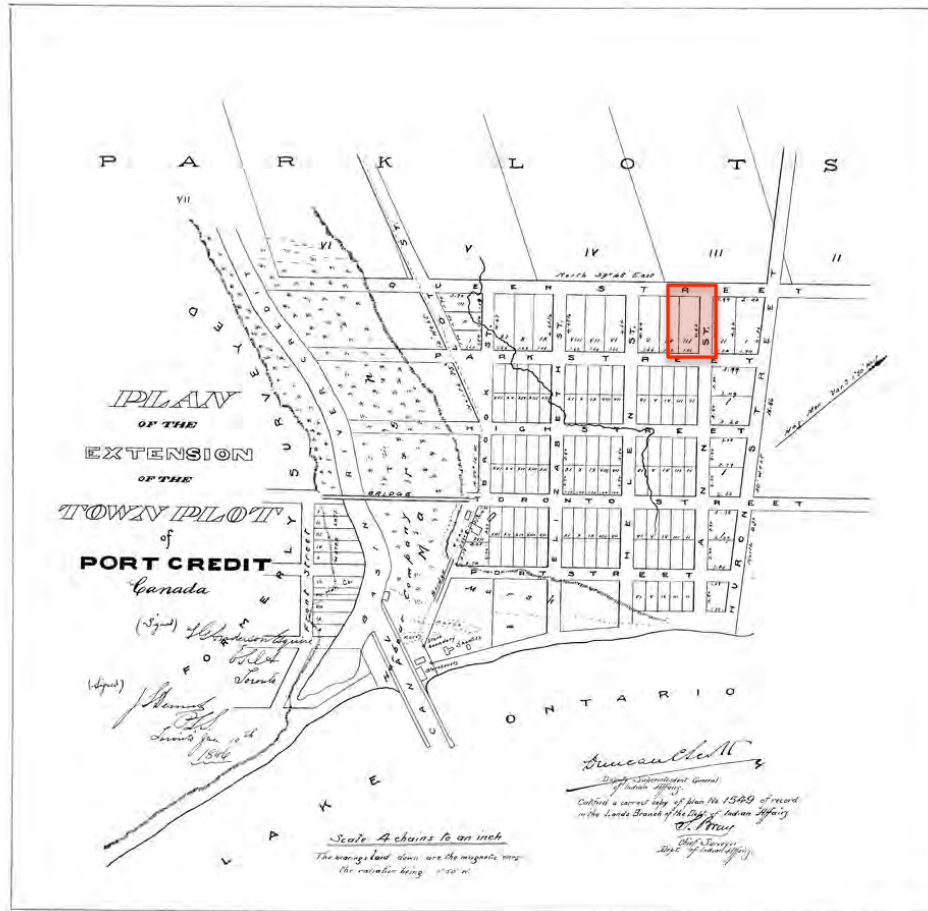
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1147836	2006/10/03	CHARGE		*** COMPLETELY DELETED *** FAITH INCORPORATED	MCAP SERVICE CORPORATION	
PR1158209	2006/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
PR1177761	2006/11/30	TRANSFER <i>pic</i>	\$375,000	FAITH INCORPORATED		C
PR1177762	2006/11/30	CHARGE		*** COMPLETELY DELETED *** DEFABRIZIO, LOU	MAPLE TRUST COMPANY	
PR1193125	2007/01/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION		
PR3366325	2018/08/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		

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

APPENDIX D: HISTORIC MAPS

ADDRESS: 26 Ann Street, Mississauga

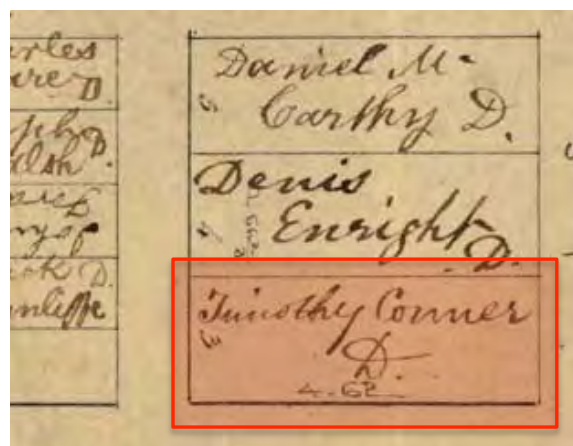
LEGAL DESCRIPTION: Plan 300E, Part Lot 3 (PC-2, E OF CREDIT RIVER)



1846 Plan of the Extension of the Town Plot of Port Credit, Canada, Chief Surveyor, Dep of Indian Affairs



1850 Toronto Township Plan No. 80; Port Credit, Crown Lands Dept.

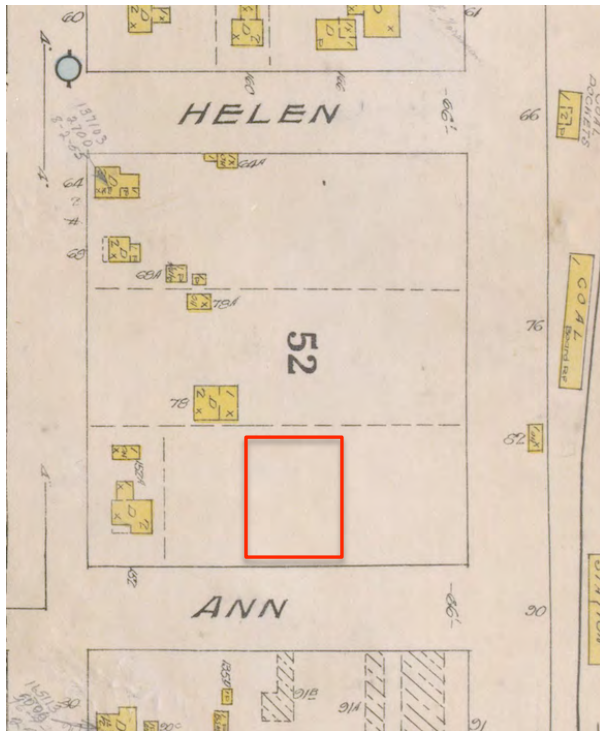




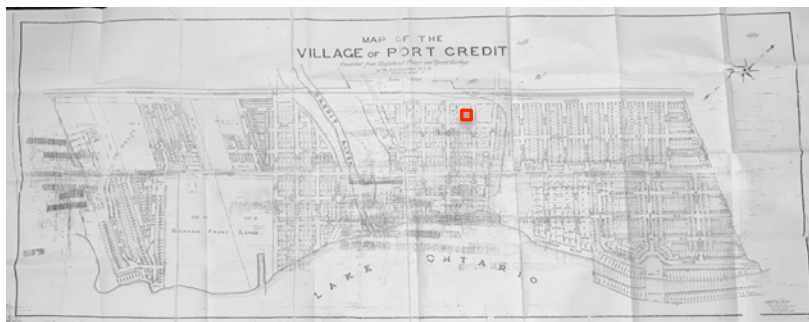
1859 Tremaine Map of Peel County



1877 Illustrated Atlas of Peel County, Toronto Township South



1928 Goad's Insurance Atlas of Port Credit, Sheet 4



1929 Map of the Village of Port Credit, LRO



1954 Aerial photograph of Toronto, cropped